

Appendix III
Written Comments on the DSOW

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PUBLIC SCOPING MEETING
FOR THE ENVIRONMENTAL IMPACT STATEMENT
FOR THE FULTON
ELLIOTT-CHELSEA REDEVELOPMENT PROJECT

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February 1, 2024

6:01 p.m.

119 9th Avenue
New York, New York

Minutes of the meeting
taken by videoconference:

Olga Raptis
Court Reporter

A P P E A R A N C E S:

ANTHONY HOWARD
Director Environmental Planning NYC HPD

TAYLOR GOLDMAN
Senior Environmental Planning NYCHA

RONA REODICA
Assistant Commissioner HDP

PUBLIC: (PHONETIC)

JEFF RUBIN PHA

ALEXA CRUZ

DIANE BASH

MARY JONES

MIGUEL ACEVEDO

DAVID COLOKA

GEORGE FIGAROA

RAUL RIVERA

SANDRA GARY

ROBERT DEGEL

ROBERTA GILL

MICHELLE DAWSON

MAUREEN CONNOR

HAMED HU

JOHN MUDD

CHRISTOPHER LEON

(Appearances continued:)

FRANCINE HASSELPOR

HECTOR VASQUEZ

JONATHAN RANALDI

ELVIS SUAREZ

LYDIA ANDRE

RAMIRO MORALES

DAVID ELEON

BENNETT CREAN

JACKIE SAVALIERO

CELINES MIRANDA

DOLORES McCLAIN

CEZAR GOLDWELL

ADRIAN TOTORO

MARNI HALASA

RENEE KEITT

LAYLA LAW-GISIKO

ANTHONY HOWARD: Good evening everyone and welcome.

This is the scoping meeting for the Fulton Elliott Chelsea project. This is the first of three scoping meetings which will be held for this project.

The second meeting will be held online on Monday, 02/05/2024, beginning at 4:00 p.m.

The third meeting will be held at the Elliot Chelsea Community Center on Wednesday, February 7th beginning at 6:30 p.m.

The link to the online meeting and the exact address for the next in-person meeting can be found on the project website or by asking a member of staff present here tonight.

Please note that tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

My name is Anthony Howard.
I'm the Director of Environmental
Planning for the New York City
Department of Housing Preservation
and Development.

I am joined today by my
colleague, Rona Reodica, the
Assistant Commissioner for the
Division of Building and Land
Development Services at HPD and
Taylor Goldman, a Senior
Environmental Planner at the
New York City Housing Authority
Board NYCHA.

Tonight's meeting will be
divided into six sections.

First, we will begin with a
brief discussion of the meeting
procedures.

Second, we will introduce
the agencies and teams working on
this project, as well as give a
brief introduction on the purpose
of environmental review.

Fourth, we will discuss the four potential alternative scenarios for the project.

Fifth, we will provide -- please advance to the next slide.

Finally, we will invite comments on the project from those present, including elected officials, NYCHA residents, and members of the public.

Moving on to slide 3 and now slide 4 for the meeting procedures.

Before going over the procedures for this meeting, I would like to thank everyone present for taking the time to attend.

The goal of the meeting is to allow residents and others the opportunity to provide comment on the draft scope of work for the Environmental Impact Statement or EIS for this project.

I will explain a bit more

what this means in a few moments.

During the public comment portion of this meeting which will come after the presentation, those who have registered to speak will have 3 minutes to provide their comments. Those who require translation will have 5 minutes.

Please be mindful of these time limits when it is your turn to speak. They're important so that your neighbors and everyone who wishes to speak may do so.

We ask that you please be respectful and do not speak over each other. If you would like to register to speak now or at any time during the meeting, please see my colleagues at the speaker sign-up table over at the entrance.

To ensure there are no disruptions on people who are speaking this evening, signs, noisemakers, megaphone and speakers

or other types of amplification devices are not permitted.

For the safety of all those present there is Zero tolerance policy regarding physical or verbal threats, whether they be staff, residents or members of the public. If you're destructive or threatening you will be asked to leave immediately.

This meeting will continue until the last person who wishes to speak has had the opportunity to do so or until 10:30 p.m. when we must stop so the facility may close for the night.

If anyone has not spoken by that time and still wishes to, I will momentarily explain how you can provide written comments in order to allow everyone who wishes to speak to do so.

Our goal is to run this meeting without a break or pause.

If I leave the stage temporarily, I will pass the meeting to my colleague, Rona, so that it may continue without interruption.

Next slide, please.

I will now briefly introduce the lead agencies and the team working on this project.

The role of New York City Housing Preservation Development -- next slide -- here is to act on behalf of the City of New York.

PD is acting on behalf of the city of New York as the responsible entity and joint lead agency for this project. HPD is doing so pursuant to the National Environmental Policy Act, which is a federal law requiring that certain federally funded or supported projects perform environmental reviews.

The New York City Housing Authority is acting as the other

joint lead agency for this project
and as the local project sponsor.

To further this project,
NYCHA has selected a partner,
Essence Development and their
related companies and is working
with consultants to prepare this
environmental review. Those
consultants are Philip Habib &
Associates, AKRF and Hillman
Consulting.

Next slide, please.

What is environmental
review. I will explain a bit more
about environmental review in
general.

As I just mentioned, the
National Environmental Policy Act
or NEPA requires that for federally
funded or supported projects the
potential impacts to the human
built and natural environment in
affected area be analyzed through
an Environmental Impact Statement,

1
2 which is known as an EIS. This
3 statement must consider a
4 reasonable range of alternatives.

5 The environmental review
6 process provides an important
7 opportunity for the public to be
8 involved in the decision-making
9 process. It allows everyone to
10 better understand what is being
11 proposed. It also provides space
12 for the public comments on the
13 analysis of the environmental
14 effects of the proposed project as
15 well as reasonable alternatives in
16 proposed mitigation.

17 Please note now that
18 decisions are not made in EIS,
19 rather the EIS is one of the
20 several factors that
21 decision-makers ultimately
22 consider. You can find more
23 information about environmental
24 review at www.NEPA.gov
25 <<http://www.NEPA.gov>> or at the

project website, which is posted in the room or is available by asking a member of the staff.

Next slide, please.

What is the environmental review process. I will explain, in fall -- for this specific project, in fall of 2023 HPD and NYCHA identified that an EIS would be needed for this project.

In January, 2024, a Notice of Intent was published in the Federal Register as well as in local publications informing the public that we would hold three public scoping meetings on the draft scope of work for the EIS.

At the same time, the draft scope of work was published and made available and the draft scope of work document describes what should be considered in the EIS.

Comments are received from the public at scoping meetings,

such as this one, as well as during the public comment period, and those comments help shape the final scope of work for the EIS.

The final scope of work will be prepared in the spring of 2024 after the conclusion of these meetings and the public comment period.

The final scope of work will be followed by the DEIS, public hearings will be held on the DEIS. There will also be a public comment period during which breaking comments may be received. These comments will be incorporated into the FEIS or Final Environmental Impact Statement, which we are working to complete in 2024.

Finally, a Record of Decision will be issued and published in the Federal Register which will conclude the environmental review process-based

product.

Again, I would like to emphasize that environmental review is a tool for decision-makers to consider in their overall analysis.

Next slide, please.

There are three ways to provide comments during the scoping comment period.

First, you may speak publicly during any of the three scoping meetings. Your comments will be transcribed.

As I mentioned earlier, each speaker may speak for 3 minutes unless you require translation, in which case you may speak for 5. If you have not yet signed up to speak or would like to do so, you may see my colleagues at the speaker sign-up table at the entrance.

We will begin the public comment portion of this evening after the whole presentation, and

1
2 we will begin that with comments
3 from elected officials before
4 inviting comments from residents
5 and members of the public.

6 If you do not wish to speak
7 public or cannot, you may e-mail
8 your comments to
9 Nepa_env@hpd.nyc.gov, which appears
10 on the screens at the front screen
11 on the project website and may be
12 requested from a member of staff.

13 Third, you may mail your
14 comment to my attention as the
15 New York City Department of Housing
16 Preservation and Development. The
17 mailing address is located as well
18 on the screen, and is available on
19 the project website.

20 There is no length
21 limitation on written comments.
22 People may provide comments orally
23 or at one of these meetings and
24 also in writing. The period we
25 will accept public comments began

on 01/08/2024 and will continue
until 03/08/2024.

All comments, no matter how
they are received, will be given
equal attention and responded to
equally. Please note that the
purpose of this meeting is to hear
your comments and to incorporate
them into the official record for
this project. We cannot respond
directly to individual speakers or
comments this evening.

I would like to thank you
all once again for being here.

At this point, I'll now pass
the presentation to my colleague at
NYCHA, Taylor Goldman, who will
provide more information on the
project and its environmental
review.

TAYLOR GOLDMAN: Thank you,
Anthony, and thank you everybody
for coming out tonight.

My name is Taylor Goldman

and I am Senior Environmental Planner with New York City Housing Authority. I will walk you through a brief project background and go through and identify the project alternatives.

Next slide, please.

This project is occurring across two separate NYCHA campuses comprised of four NYCHA developments; Fulton Houses, Elliott Houses, Chelsea Houses and Chelsea Addition.

Both campuses are located between 9th Avenue and 10th Avenue in the Chelsea neighborhood of Manhattan. Collectively, these campuses are referred to as "the project sites."

Some features of the neighborhood include Chelsea Park located north of the Elliott-Chelsea campus, Chelsea Market located just south of Fulton Houses

and the Highline located just west of 10th Avenue.

Next slide, please.

Fulton Houses is located on portions of blocks on the west side of 9th Avenue from West 16th Street to the south to West 20th Street to the north. The development was built in early 1960s and it's made up of eleven buildings with three 25-story buildings and eight 7-story buildings.

There are 944 apartments that house approximately 2,100 residents with a Hudson Guild Community facility space located in Building 7.

Next slide, please.

Elliott Houses is located on portion of blocks on the east side of 10th Avenue from West 26th Street to the south to West 27th Street Drive to the north.

The development was built in

the 1940s and is made up of four, 11 and 12-story buildings with 591 apartments housing approximately 1,400 residents. There is also a one-story children's center located in Building 1 operated by Hudson Guild.

Next slide, please.

Chelsea Houses and Chelsea Addition, Chelsea Houses which you can see on the south portion of the map, is made up of two 21-story buildings with 425 apartments housing approximately 1,000 residents.

Chelsea Addition is located on the northern part of the map. It was constructed in 1968 and has 96 apartments housing seniors. Within the building there is a community center operated by Hudson Guild as well.

Next slide, please.

I will now walk you through

the proposed actions that would facilitate this project. This includes the submission of applications to the United States Department of Housing & Urban Development through the Permanent Affordability Commitment Together or PACT Program.

This will allow for the disposition of public housing property which is authorized under Section 18 of the United States Housing Act of 1937.

Additionally, through the Rental Assistance Demonstration existing subsidies under Section 9 would be converted to project-based voucher or PBV subsidies under Section 8.

This will allow for the safe replacement and demolition of all existing dwelling units and community facility spaces at the project sites as well as the stage

development of additional new mixed-use buildings on the project sites.

Next slide, please.

The purpose of the proposed action is to improve the quality of life and housing stability for existing public housing residents of Fulton, Elliott, Chelsea and Chelsea Addition as well as to facilitate the construction of additional affordable and market-rate housing units to address affordable housing and housing needs in general.

This will also provide a stable funding source to financially support the PACT portion of the project.

Next slide, please.

I will now describe the alternatives that are laid out in the draft scope of work.

The four alternatives that

have been determined at this time are The No Action Alternative, the Re-Zoning Alternative, the Non-Rezoning Alternative and the No Significant Adverse Impacts Alternative.

All four alternatives will be analyzed for a 2040 build year when all buildings and programming onsite are anticipated to be completed and in operation.

Next slide, please.

The No Action Alternative serves as a baseline for analysis and assumes that the buildings would continue to exist as they do today. This includes 22 existing buildings with 18 residential buildings, 2 community facility buildings and 2 storage/garage buildings. This includes the 2056 existing residential units and 56,859 gross square feet of community facility space and houses

10,300 gross square feet of daycare space, both operated by Hudson Guild. There is also 95 parking spaces would also remain on site.

The only improvements that would be anticipated by the 2040 build year under the No Action agenda would be typical capital repairs as needed and no new development would occur on site.

Next slide, please.

The second would be the Rezoning Alternative. For the Rezoning Alternative NYCHA and PACT partner and would seek approvals on discretionary land-use actions through the New York City Uniformed Land Use Review Process or ULUR Process.

At this time, these land use actions are anticipated to include a zoning map amendment to allow 12.0 floor area ratio be permitted on the avenues and 8.0 FAR along

1
2 midblock. The Rezoning amendment
3 would also establish a commercial
4 overlay where needed and
5 appropriate to permit proposed
6 retail and supermarket uses in
7 building basis along the avenues.

8 Second, a zoning text
9 amendment would be sought to
10 establish a mandatory inclusionary
11 housing or MIH area of the project
12 sites as well as a large scale of
13 general development special permit
14 would be sought to facilitate the
15 proposed site allowing the
16 distribution of floor area without
17 regard to zoning outlines or
18 district boundaries.

19 Next slide, please.

20 The Rezoning Alternative
21 would result in the development of
22 15 new buildings with the tallest
23 building on site being
24 approximately 416 feet or 39
25 stories.

There would be a total of 5,510 dwelling units within the building made up of 2,056 project-based Section 8 units to fully replace the existing NYCHA units, plus an additional 3,454 new dwelling units comprised of 1,038 affordable dwelling units and 2,416 market rate units.

In total there will be 144,082 gross square feet of community facility and neighborhood center space inclusive of the 56,859 gross square feet of community facility and neighborhood center space currently operated by Hudson Guild, as well as an additional of 87,223 gross square feet of community facility and neighborhood center space.

In addition to the community facility and neighborhood center space, additional and new daycare space, medical office, local retail

and supermarket space will be introduced.

Finally, there will be one additional parking space introduced at Fulton Houses for a total of 96 parking spaces.

Next slide, please.

The Non-Rezoning Alternative does not require the approval of the identified land-use actions and would be permitted under current site conditions. This alternative would result in the development of 17 new buildings with the tallest building onsite being approximately 416 feet tall or 39 stories.

There will be a total of 3,839 dwelling units including 2,056 project-based Section 8 units allowing to fully replace the existing NYCHA units, plus an additional 1,783 new dwelling units made up of 536 affordable dwelling units and 1,247 market rate units.

In total of 175,007 gross square feet of community facility and neighborhood center space which is inclusive of the full replacement of the existing 56,859 gross square feet of community facility community facility and neighborhood center space that is currently operated by Hudson Guild on the site as well as an 118,148 gross square feet of a new community facility and neighborhood center space.

In addition to the new community facility and neighborhood center space, new and additional daycare space, medical office, local retail and supermarket space will also be introduced.

Finally, there will be one additional parking space introduced at Fulton Houses for a total of 96 parking spaces.

Next slide, please.

When significant adverse impact is anticipated from an action, it is standard practice to include an alternative to the projects that would result in no significant adverse impacts.

The EIS will present an analysis to determine changes that would eliminate all significant adverse impacts through the No Significant Adverse Impacts Alternative.

Additional analysis would consider if these changes would result in no significant adverse impacts as well as being able to meet and identify the purpose and need of these actions.

Next slide, please.

ANTHONY HOWARD: Everyone please take their seats. Everyone please take their seats. You are reminded that if you are being disruptive, you will be asked to

1
2 leave the meeting. Everyone please
3 take your seats. If you are being
4 disruptive you will be asked to
5 leave the meeting immediately.

6 UNIDENTIFIED SPEAKER: --
7 you understand that? Yeah, you
8 better understand who you work for,
9 Bruh. Don't touch me. You don't
10 live here. Don't fuckin' touch me.

11 ANTHONY HOWARD: Everyone
12 please take your seats.

13 UNIDENTIFIED SPEAKER: If
14 you want I'll meet you outside if
15 that's what you want.

16 ANTHONY HOWARD: Everyone
17 please take your seats.

18 Can security please come --
19 everyone take your seats so we can
20 resume this meeting. People are
21 here and we would like to continue.

22 (UNIDENTIFIED INAUDIBLE
23 CROWD.)

24 ANTHONY HOWARD: Everyone
25 please take your seats. Please.

Everyone please take your seats. Everybody -- we will not resume this meeting if you don't take your seats.

All right. Let us now resume the meeting.

Apologies for the technical difficulties and the simultaneous translations. Hopefully, it will be the last interruption and we can continue.

TAYLOR GOLDMAN: Sorry about that everybody.

So on the screen you'll see a general overview of what was just described prior to the technical difficulties of the proposed alternatives with the associated land uses that will be introduced on site.

Next slide, please.

So on the screen is what they plan for the Elliott Chelsea Houses under the Rezoning

Alternative Plan.

Next slide, please.

This is the site Elliott
Chelsea under the Non-Rezoning
Alternative Plan.

Next slide, please.

This is the Fulton under the
proposed Rezoning Alternative Plan.

Next slide, please.

And then Fulton Houses under
the Non-Rezoning Alternative Plan.

Next slide, please.

Now I would like to invite
Jeff Rubin with Philip Habib &
Associates, which is one of the
environmental consultants partners
working on this project to present
on the technical analysis areas
that will be included in the
environmental review. If we could
please unmute the mic.

MR. RUBIN: Thank you
everyone.

Thank you, Taylor.

Good afternoon.

My name is Jeff Rubin. I'm
a City Planner with Philip Habib &
Associates.

I will give a technical
overview of the draft scope of work
which presents the proposed
framework in preparation of the
Environmental Impact Statement,
which is also referred to as the
EIS.

Comments received at these
scoping hearings and in writing
during the public scoping period
will be considered, and as
warranted, revisions to the draft
scope of work will be incorporated
into the Final Scope of Work.

The Final Scope of Work will
formally establish the framework
for the EIS.

The EIS will be consisted
with the guidelines of the National
Environmental Policy Act, which is

known as NEPA.

As applicable, the EIS will also be consistent with Technical Analysis Guidelines of the New York State Environmental Quality Review Act, known as SEQRA, and the New York State Environmental Quality Review Procedure, known as SEQR.

As detailed in the draft scope of work, the proposed action requires analysis of a number of technical areas. Assessing the effects of the proposed action on all these technical areas is very important. For now I will briefly discuss a few key areas.

As a proposed action would introduce new residential development, including new affordable housing units, the EIS will analyze the effects on local community facilities, including schools, publicly funded daycare

and libraries.

In addition, the EIS will also assess the effects of socioeconomic conditions, including the potential for direct or indirect residential displacement.

Given that the proposed action would result in new buildings with heights and locations that are different from existing conditions, the EIS will analyze the effects of the new buildings on urban design and visual resources.

The EIS will also analyze the effects of new shadows cast by the proposed action buildings on nearby public open spaces, historic resources and natural resources.

The proposed action would result in an increase in the number of vehicle trips, increase ridership on mass transit facilities, and increase in

pedestrians in the vicinity of the project sites. Therefore, the EIS will analyze changes in traffic, transit, pedestrian and parking conditions that would occur as a result of the proposed action.

Next slide, please.

This is my last paragraph so please bear with us.

In addition, the EIS will propose mitigation measures to address any significant adverse impacts that are identified. Where impacts cannot be mitigated, they will be identified as unavoidable adverse impacts.

Thank you for your attention.

ANTHONY HOWARD: Thank you, Taylor, and thank you, Jeff, for that presentation.

Again, thank you to all for your patience, for being here we really appreciate it.

So for those who have joined after my previous comments, I will introduce myself again.

My name is Anthony Howard. I'm the Director of Environmental Planning for the New York City Department of Housing Preservation and Development.

HPD is acting as the responsible entity for this project pursuant to the National Environmental Policy Act or NEPA.

This is the first of three scoping meetings which will be held for this project.

The second will be held online Monday, 02/05/2024 at 4:00 p.m.

The third meeting will be held at Elliott Chelsea Community Center on Wednesday, 02/07/2024, beginning at 6:30 p.m.

The link to the online meeting and the exact address for

the next in-person meeting may be found on the project website.

Please note that tonight's meeting is being recorded so that we accurately and fully capture all comments from the public.

There are three ways to provide comments during the public comment period.

First, you may speak publicly during any one of the three public scoping meetings. Your comments will be transcribed. Each speaker may speak for 3 minutes unless you require translation, in which case you may speak for 5.

If you have not yet signed up to speak and you would like to do so, you may see my colleagues at the sign-in speaker table at the entrance.

If you do not wish to speak publicly or cannot, you may e-mail

your comment to
NEPA_ENV@HPD.NYC.GOV. This address
will appear on the project website
and you may request it from the
staff.

Finally, you may mail your
comment to my attention at the
New York City Department of Housing
Preservation & Development at the
address which also appears on the
screen or on the website or you can
request it from the staff.

Again, there is no length
limitation on written comments.
You may provide comments orally and
also in writing.

We began accepting public
scoping comments on 01/08/2024 and
will continue to do so until
03/08/2024. All public comments,
no matter how they're received,
will be given equal consideration
and responded to in the same
manner.

Please note, the purpose of this meeting is to hear your comments and to incorporate them into the official record for the project. We cannot respond directly to individual speakers or comments this evening.

With that, I will conclude the presentation portion of this evening and turn to public comments.

First, we will invite comments from elected officials. Then we will invite residents and community members to comment in the order in which they have signed up.

So that people are ready to provide their comments, I will note call several speakers at once by their speaker number. You each have a speaker number assigned.

When your number is called, I ask that you make your way to one of the two microphones, there are

two microphones at each end.

Again, the timer is noted here for 3 minutes. If the time expires and you have not concluded your comments, I will remind you that the time has expired, please conclude your comments so that we may move on to the next speakers.

So, I will now invite the first three speakers who have called up to sign in to speak. We will continue with speakers until every person that wishes to speak has spoken, or until 10:30 when we must finish so that this facility may close.

Again, we'll continue accepting written comments through the end of the comment period on 03/08/2024.

So now I'll turn to this portion of the meeting and I will see if there are any elected officials who have signed up to

1
2 speak. Seeing that there are no
3 elected officials -- any elected
4 officials that have signed up to
5 speak? I believe that we do not
6 have any more elected officials or
7 any that have signed up to speak.

8 Hearing none, we will move
9 on to receive comments from
10 residents and members of the
11 public.

12 Again, you are reminded you
13 have 3 minutes to speak unless you
14 need translation it will be 5. The
15 first three speakers. Speaker
16 number 1, 2 and 3. Speaker number
17 1, Alexa Cruz; speaker number 2,
18 Diane Bash; speaker number 3, Mary
19 Jones.

20 Again, please line up to the
21 microphones on either side and hand
22 over your speaker card to my
23 volunteer.

24 Speaker number 1, Alexa
25 Cruz.

ALEXA CRUZ: Good evening, everyone. My name is Cruz and I've lived in NYCHA since 1969 and I do not approve of what's going on today about turning it over to the private sector because it will affect the low-income people.

All over the place I've heard that people do not come back to meet the new requirements and a lot of people have been evicted from what I hear and moved, and they're not too happy.

I want NYCHA to stay as it is, at Section 9, because it's more sure for the low-income people. I worked and I worked as hard as I could, I did not make enough money to pay for an apartment someplace else.

So (inaudible) Thank you.

ANTHONY HOWARD: Thank you for your comments.

We will move on to speaker

number 2, Diane Bash.

DIANE BASH: (Totally
Inaudible.)

UNIDENTIFIED SPEAKER: We
can't hear her.

ANTHONY HOWARD: Thank you,
Ms. Bash.

Speaker number 3, Mary
Jones.

MARY JONES: My name is Mary
Jones. I'm here to tell you that I
approve the demolition.

I think that it's one of the
best things for us.

I am so tired of going into
pissy elevators, we have bugs, this
is where they go to the bathroom.
My grandchild, my daughter, a
couple of times got stuck on those
elevators. And you wake up in the
morning, it's constantly,
constantly cold water all the time.

Sometimes (inaudible) I'm
just talking right now. But you

wake up and there's no hot water,
it's not even warm.

You know, every time people
they just want you to put a
Band-Aid on an apartment. I don't
wanna do that because I can put a
Band-Aid on my own apartment.

I want new. I want the best
thing for not only myself but
others that come behind me. And I
think if our children had the best
apartment to go to, they'd focus
more on the things they need to,
like planning, going to school,
doing homework instead of worrying
about everything that's going on
right now.

And then I also would like
for the people that's going around
spreading rumors about things and
telling it to people like the
elderly or people don't get to come
out to the meetings that often that
this is a scam, the point is, yes,

1
2 they're emptying the buildings
3 apartments.

4 And you know why, because
5 when they start building up the
6 buildings again, you have somewhere
7 to go. So they're not really
8 bringing people in. People -- I
9 don't think people are moving --
10 people are moving, but they not
11 accepting -- they not bringing
12 people in right now because they're
13 doing the demolition. They doing
14 whatever it is they have to.

15 So this is why you empty a
16 building. You cannot sit back and
17 listen to every word people are
18 saying because you know what,
19 people are out here are spreading
20 rumors.

21 Why are you not sitting in
22 here and listening to people.
23 You're never around whenever you
24 wish you get mad when you don't
25 understand something or it's so

noisy in, you cannot explain that.

Listen, if these people say that that's what they gonna do, I'm gonna leave it to God and I'm gonna pray for them and hopefully, frankly, we gonna get what's rightfully owed to us. I don't have time -- I'm 65 years old. I don't have time to be worried about who's listening, what was that. I'm not going nowhere.

I want my new apartment. I want to see a new nursery. I want to see my -- I want my washing machine and dryer, I want my dishwasher. I don't have time (inaudible) (applause).

My name is Mary Jones and I'm gonna sit down.

ANTHONY HOWARD: We will now go to our next three speakers. Speakers 5, 6 -- sorry, 4, 5 and 6. Speaker 4 Miguel Acevedo; speaker number 5, David Coloka -- I

apologize if I mispronounced your name. Speaker number 6, George Figaroa.

Speakers 4, 5 and 6, please come up to the microphones.

Speaker number 4, Miguel Acevedo, please start.

MIGUEL ACEVEDO: Good evening, everyone. (Inaudible.)

I'm wholeheartedly supporting this plan. I can't wait until they start because we've been through hell and back with no heat, no hot water.

Many different homeless people living in our roofs, living in our lobbies. So it needs to end.

We deserve the best of the best related in essence as NYCHA is trying to find their ways to do it.

Now, there's a comment of concern when the mixed-use buildings are built. I just want

1
2 to make sure that there's more
3 school space, fire department,
4 police department. That's my
5 biggest concern because if you add
6 more families, we're gonna get
7 congested with lots of kids and
8 they need and deserve a good
9 education.

10 But if there's not a school
11 in the community for them to go to,
12 then it's going to make it harder
13 for them.

14 And the other thing is I
15 want make sure that our residences
16 on the historic district around
17 20th Street are part of the
18 conversation because they will be
19 affected so please have someone
20 reach out to them so they know
21 what's going on.

22 Thank you.

23 ANTHONY HOWARD: Speaker
24 number 5.

25 DAVID COLOKA: My name is

David Coloka and I represent
(inaudible.)

UNIDENTIFIED SPEAKER: We
can't hear you.

DAVID COLOKA: It's
indefensible that no new request
for proposals was issued once the
project (inaudible). If your
kitchen renovation contractor told
you he discovered your whole house
needed replacement and he could do
the job, would you just go ahead
and increase his contract? Of
course, not. You see new
competitive bid for the project.
The options here are terrible. The
absence of a new RFP (inaudible).

We need a detailed
independently clear reviewed
explanation of how the renovation
budgets skyrocketed from 487
million to well over a billion
dollars.

The sketchy budget summary

that's been presented suggest a scope of the original estimate did not include the replacement but the new one does.

Even luxury apartments don't address all issues at once. They are done by sections as they occur. When work of less gold standard repairs are evaluated and priced, due diligence will never let a developer with such a huge financial stake in fundings conduct building condition survey and provide a renovation estimate.

A new RFP5 or any environmental impact statement should include a rehabilitation alternative that saves as many existing buildings as possible and verifiably estimates their repair costs.

We need to establish the true cost of the project and its value to the developer in the

1
2 interest of not getting
3 (inaudible).

4 Consider the apartments in a
5 new building just on 19th Street
6 through Fulton Houses recently sold
7 for an average of \$15 million. The
8 site across 10th Avenue where the
9 Twin Towers were built cost \$870
10 million in 2018 and the developer
11 here doesn't even need to buy land.

12 We need a true accounting of
13 the amount of new development
14 needed to give NYCHA residents
15 decent homes in any alternative.
16 Anything beyond that is up in the
17 air and open for discussion. But
18 we need to know where the ground
19 is.

20 The real estate prices I
21 mentioned point to the risk of
22 gentrification, they could jack up
23 neighborhood housing costs and
24 displace low-income minority
25 residents.

1
2 These forces need to be
3 balanced against any affordable
4 housing that can come on in this
5 project's new development.

6 Another reason for
7 accurately establishing the
8 baseline amount of development
9 necessary. A new RFP or any DEIS
10 should not prioritize off street
11 parking.

12 In 1982, the City switched
13 from mandating to limiting
14 off-street parking expressly to
15 discourage driving and improve air
16 quality. Robert Moses parking
17 spaces shouldn't be limited and
18 adjusted pricing will free up
19 street spaces. Parking garages are
20 already limiting the business
21 statements. If we have to suffer
22 39 straight hours, it shouldn't be
23 for --

24 ANTHONY HOWARD: Thanks for
25 your commentary.

We'll now move on to the next three speakers so that they may come to the line.

Okay, so speaker number 7, Raul Rivera, speaker number 8, Sandra Gary, and speaker number 9, Robert Degel. Please come up.

We will start now with speaker number 6, George Figaroa.

GEORGE FIGAROA: My name is George Figaroa. I've lived in this community going on 50 years now in the development. In 1974, I was a 20-year-old man and I've lived here. I'm tired walking into my building, having crack heads smoking in the lobby. We've tried everything and we can't get rid of them. There's no security.

The elevators, every time you turn around they're out of service. I was stuck in there with my wife, my 80-year-old wife. I'm tired.

I'm ready for new buildings.
I want new buildings because I'm
old. I want to live the last five
or six years of my life in new
buildings.

UNIDENTIFIED SPEAKER:
Section 8 voucher.

ANTHONY HOWARD: Thank you
for your commentary.

So now we'll move on to
speaker number 8 -- 7, sorry.

Raul Rivera. Speaker number
7.

RAUL RIVERA: Good evening,
everyone.

My name is Raul Rivera. I'm
a native from the Bronx.

We are here to say no to the
weaponization of climate change in
New York City. We have buildings
over 100 years old and no one is
demolishing them. What a tragedy,
what a shame from Manhattan Borough
President Mayor Eric Adams, council

member Rafael Salamanca, Jr., Kevin Riley, Erik Bottcher, Steven Ross and Related and the progressive caucus.

Congratulations for selling out the people of color, the very people you say you support. You are all gas liners, liars and racists.

Say no to the City of Yes. Today. Tomorrow. Forever.

ANTHONY HOWARD: Thank you for your commentary.

We will now move on to speaker number 8. Sandra Gary. Speaker 8, I do not see -- okay, we'll now move on to speaker number 9, Roberta Gill.

ROBERTA GILL: Hi, I'm Roberta Gill. I'm a Chelsea resident for 47 years and I am the president of the Chelsea Reform Democratic Block.

I have been a tenant

activist for all of my years in Chelsea, and I just want to say by asking, there are three alternatives being considered, no bill, no action, demolition with rezoning and demolition without rezoning.

We want to see a fourth alternative being evaluated, that means no demolition with refurbishment and that doesn't mean lipstick on a pig. That means decent housing, not what they're going through now.

This is outrageous and -- and every elected official should be in jail for what's happening in these houses.

Given that the project is motivated by fostering this public private partnership, we request that the funding and financing aspects of the project be encompassed with the project scope

and that a comprehensive financial analysis into both, the environmental impact statement and any subsequent documents.

This detail should include, but should not be limited to the 2021 NYCHA estimate, that required funding for repairs which amounted to 487 million, which jumped to, in October '22, 1.4 billion. We would like to see a breakdown of these costs.

In addition, there are no detailed project costs for the demolition and rebuilding. So we ask for a comprehensive breakdown to provide a precise estimate for the cost that may encompass elements such as construction materials, labor, permit, architectural and engineering fees, site preparation and so on.

Detailed cost analysis should be provided in the project

1
2 documentation to offer a more
3 detailed picture of the expenses in
4 this endeavor so that we can
5 compare and we can see where this
6 money is going.

7 I want it going to the
8 tenants. And I want you to
9 understand that CRDC is definitely
10 behind the tenants. We this to be
11 an open process.

12 We want to see where this
13 money is going, we want to see how
14 they're spending it and we want to
15 make sure that you get the best
16 possible outcome.

17 Thank you.

18 ANTHONY HOWARD: Thank you
19 for your commentary.

20 I'll now call the next three
21 speakers who have signed up to
22 speak.

23 Speaker number 10, Michelle
24 Dawson; speaker number 11, Maureen
25 Connor; and speaker number 12,

Hamed Hu.

Would those three people called please come to the microphone. I'll now start with speaker number 10, Michelle Dawson.

MICHELLE DAWSON: Hi, my name is Michelle Dawson. I'm a resident of Fulton Houses.

I see a lot of people at the meeting towards the end of the process being started, but I didn't see this many people in the beginning when it actually started.

Once the voting went through and it was approved, everybody had their comments --

UNIDENTIFIED SPEAKER:
Secret meetings. Secret meetings.

MICHELLE DAWSON: -- can I speak?

ANTHONY HOWARD: Ma'am, if you wish to speak, you may sign up to speak.

MICHELLE DAWSON: When the

1
2 people surrounding NYCHA comes to
3 the meeting and are allowed to give
4 their opinion, I think that they
5 should also be allowed to come and
6 live in the apartments with us
7 where we deal with the leaking
8 water, the lead, the mold, where we
9 don't have the repairs that we need
10 to be done and it affects our
11 health, our asthma, and our living,
12 where our pipes are connected to
13 Google when it's Christmas and we
14 don't have no hot water or heat, or
15 Thanksgiving when we have no gas.

16 I don't think that's fair to
17 us and given opportunity we are
18 able to put our opinions in these
19 contracts and are able to say,
20 listen, this is what we want. But
21 because we have to deal with the
22 antics and the shenanigans, the
23 people that are dealing with this
24 that have to pay \$3,000 for rent is
25 not being heard. And that's not

fair to us.

I support this project 100 percent. I want to live in a decent home just like other people. I have no place else to go. I can't go and say, oh, I can buy a house. This is all I have. And I think that this is a great opportunity for me and my kids, because they'll be able to live here and their kids and they'll be able to live in a decent living, be able to breathe.

Everything that's going forward now, all of the antics and us not getting new project is in the past. Just like the wave when the ship is moving, the waves are in the past, you can't get it back.

Let's move forward, let's be positive, let's say what we want.

We should be asking questions on what kind of jobs will we be getting for our community or

1
2 our kids, you understand, because
3 this project is moving forward.
4 And I'm thankful because before --
5 God forbid something happens to me,
6 I can say, oh, I live in a decent
7 apartment.

8 When I come home, there's
9 going to be heat, I don't have to
10 worry about the elevators being
11 broke after working for eight long
12 hours. I'm tired. And I'm paying
13 a lot of money for rent and I don't
14 think it's fair that other people
15 could just come in and say whatever
16 they want and disrupt people that
17 want the project, but not disrupt
18 the people that don't want the
19 project. That's not fair to the
20 people who's paying \$3-4,000 in
21 rent. That's not fair to the old
22 people who can't get up and down
23 the stairs.

24 ANTHONY HOWARD: Thank you,
25 Ms. Dawson.

MICHELLE DAWSON: -- that
have no heat in their apartments or
drinking water.

ANTHONY HOWARD: Thank you,
Ms. Dawson.

MICHELLE DAWSON: I support
this project. I support this
project.

ANTHONY HOWARD: Thank you
for your commentary, Ms. Dawson.

I will now move on to
speaker number 11, Maurine Connor.
Speaker 11, Maurine Connor. Yes.
Please come to the microphone and
speak.

MAURINE CONNOR: My name
again is Maurine Connor and I am a
professor at Queens College --
Queens College Community Center.

At the moment I'm part of
the group that's installing an
exhibition at the Hudson Guild
Gallery. It opens on February 8th.
And it's -- the address for those

of you who don't know it, it is
441 West 26th Street. It opens on
February 8th, as I said, between
6:00 and 8:00. There's also going
to be two events per week, the show
is up starting from the 8th through
the 23rd of April.

The theme of the show is
about the unhoused, but we would
also like to make it a possible
space for some of these issues to
be considered and discussed.

So please come to the
gallery, come to the opening on
February 8th, stop by, get the
information of what the events are
and please show up.

ANTHONY HOWARD: Thank you
for your commentary.

I'll now move on to speaker
number 12.

Is speaker 12 still here?

I will now move on and call
the next three speakers.

Speaker number 13, John Mudd; Speaker number 14, Christopher Leon; Speaker number 15, Francine Hasselport.

Please come up to the microphones speaker number 14 -- 13, sorry, Mr. Mudd.

JOHN MUDD: My name is John Mud. I'm with the Midtown South Community Council.

Been here in the City of Midtown for about 38 years, I've been council for about 36 years. I've seen tenant situations for a long time from public housing to tenants in small tenant buildings.

What you have here, you got a lot of passion here about how they live. And I get it, you know, the small tenant owners, they -- they're driving people out, they not (inaudible) and this has been going on for decades. The public housing, this is what you guys been

-- not you guys but this is what's been doing -- going on for decades, basically.

I don't think anyone from housing said the public private industry is getting together and coordinating with this. That's not the question.

When someone talks about the homeless coming into the buildings and talks about all these residential problems, development causes -- by the way development causes homelessness.

What you're doing is you're inviting the developers to make a lot of money at the expense of the people and a lot of these people aren't going to return. They're going to -- there's -- it's happened in Chicago, it's happening in Rockaway, it's happened in Liberty, the Square in Florida.

We've got that background on

1
2 these people. We see it across
3 Midtown. They want to do a
4 commercial district in spite of the
5 pandemic, in spite of losing all
6 the commercial, in spite of all
7 that, they want to build a
8 commercial city from one end of the
9 city to the other. We've been
10 fighting for about four years.

11 Same deal, you got problems
12 in healthcare, they want take over
13 healthcare. They -- this is a
14 class war and this is destroying a
15 lot of people. You got a lot of
16 elderly people that are not earning
17 as much as they did. I'm getting
18 old, I don't earn nearly as much as
19 I did and it is frightening and you
20 don't know what development is.

21 We're not building from the
22 ground up. We're not solving the
23 problems. There's ways of solving
24 this issue, there's plenty of ways
25 and we're settling on a Related

1
2 deal.

3 So I challenge you. I
4 challenge you to look at different
5 ways of development. I challenge
6 you to look at different ways of
7 repair.

8 By the way, I'm having a
9 meeting with a technical guy that
10 can fix these problems with the
11 billing and homeless and housing
12 issues. If you want, come there,
13 we'd invite you and we'd love to
14 have you in for the discussion.

15 So I'm asking you, okay,
16 find ways of making -- securing
17 people out of homelessness. All
18 this development we're talking
19 about, we have the same problems
20 decades and decades in and out.

21 ANTHONY HOWARD: Thank you.

22 We now move on to speaker
23 number 14, Christopher Leon.

24 Thank you, you have 3
25 minutes.

CHRISTOPHER LEON: Hey,
what's up everybody. My name is
Christopher Leon, I'm from Brooklyn
and I'm here to unite with you guys
to save NYCHA, to save the Elliot
Houses, save the Fulton Houses and
Chelsea.

Now, the problem we have
here is we got a lot of elected
officials that need to be voted
out. Erik Bottcher, Tony Simone,
Brad Hoylman-Sigal, Jerry Nadler,
Mark Levine.

We have to vote all those
guys out. We have to get rid of
these district leaders that served
this district -- all the districts
that's in these districts have to
vote all these districts out 'cuz
they're in this stuff.

Listen, you guys have -- you
guys here have to be careful of the
people that act like they fight for
you, but they mingling with these

1
2 developers behind the scenes.

3 We all know who they are.
4 We got to get these guys out of the
5 political seats. Now we have a
6 problem here and the guy -- the
7 biggest problem we have here is
8 this, that fat guy right there in
9 the blue suit, Miguel Acevedo right
10 there, who is selling this
11 district, who's protected by NYPD.

12 We all know it, Bruh, you're
13 protect by NYPD and I'll make sure
14 you are voted out. We're going to
15 vote your fat butt out.

16 Another thing is, you guys
17 can get together and vote this guy
18 out. He's a problem. He's the
19 biggest adversary of you guys.
20 He's not with you guys at all and
21 the people that support this
22 project, they're -- the people that
23 support this project, they're
24 getting paid little amount of money
25 from the developers to sell you

guys out.

Because they dress like you guys, doesn't mean they with you guys. They're not with you guys. We all know this. They're taking money under the table to roll on your guys. They're taking money under the table. We all know this. You know it's the truth.

(Inaudible crowd.)

CHRISTOPHER LEON: So that's the truth. So they can have this -- people get together and fight back; get these guys out the door. Stop looking to developers and stop looking to Steven Ross.

You guys need to come together and fight back. That's what happens every time, Brah, and that's the truth. We will be displaced, you need to be organized or you'll be displaced.

Thank you for having us.

ANTHONY HOWARD: The time

has expired and we will move on to --
(Inaudible crowd.)

ANTHONY HOWARD: We all need
to be respectful of each other.
Everybody please. Everybody take a
moment, okay? Take a moment 1, 2,
3. Go.

Ms. Francine is the next
speaker.

FRANCINE HASSELPOR: I'm
here. I'm right here. I'm waiting
here and I do expect that you tell
us how are you going to make
judgment about what is the best,
how? Who is going to come, take
all these comments and he's going
to read it?

I'm going to read what I
wrote here.

This is one of largest
chances of new housing in New York
City. Perhaps the largest ever.
When I examined the numbers again,
I was stunned. Here they are

1 taking 22 existing buildings, 18
2 apartment houses, two utility
3 buildings and two community
4 buildings and redoing them. That's
5 demolition.
6

7 But here's what I found
8 interesting. That in all of this
9 they're talking about 2,036 public
10 housing units, 33,454 luxury
11 apartments at market rate and then
12 there's this other category called
13 blended AMI, which is 2,416.

14 This is supposed to be about
15 public housing but here you are
16 having many more luxury apartments
17 than anything else. Somebody's
18 planning to make a lot of money
19 here.

20 Using the empty land for
21 luxury apartments and putting folks
22 into very high rises to accommodate
23 them while this is being done. All
24 the empty land you have to fill
25 whatever the neighborhood is now

would be unrecognizable.

I'm an advocate of finding better housing for the many people who depend upon the shelter they can afford. But if this scheme values to replace protection of their apartments.

UNIDENTIFIED SPEAKER: Fix the mic.

FRANCINE HASSELPOR: Sorry.

Housing is a major problem in our country with a bunch of affordable housing not available. That's what we could have done. We see over and over again 10 cities.

Does this scheme work -- proposed scheme work answer New York needs and can this project be given over to private developers. Or should it be in their hands at all.

Is this the only way to upgrade and increase housing? Just about the shoe size of this

undertaking, it could take years to complete and cause untold disruption and chaos. So is this the best way to restore and increase decent housing.

Committee examined the demolition and came to the conclusion the demolition was still screened. A fourth plan was suggested and not thoroughly explored: To refurbish. It sounds odd that the course of refurbishing the building increased 300 percent in a year and was dismissed that way.

ANTHONY HOWARD: Thank you, Ms. Francine.

FRANCINE HASSELPOR: I have one more line.

The thing I believe is to be carefully gone over by an independent examiner and better yet, perhaps --

ANTHONY HOWARD: Thank you.

1
2 You may send your comments
3 in writing. We now need to move
4 forward. Before I call the next
5 speaker --

6 FRANCINE HASSELPOR: I have
7 one more line. I waited 45
8 minutes.

9 ANTHONY HOWARD: We have
10 other people also waiting so we
11 need to -- before I call the next
12 speaker, I just want to remind
13 people again of the procedures of
14 the meeting.

15 You have 3 minutes to speak,
16 please be mindful of these time
17 limits so that your neighbors and
18 everyone else who wishes to speak
19 may be able to do so.

20 We have also asked you, and
21 I'll reiterate to please be
22 respectful and do not speak over
23 each other. If you would like to
24 register from speak, you can do so,
25 sign it up and get a speaker card

and we will call you up.

Again, please do not disrupt those who are speaking so that we can have a productive meeting. The passion is good, but we need to act with decorum when we're with each other. Okay?

I'll go back and call the next three speakers.

Speaker number 16, Hector Vasquez; speaker number 17, Jonathan Ranaldi; speaker number 18 Elvis Suarez.

Speaker number 16, Mr. Vasquez.

HECTOR VASQUEZ: Ladies and gentlemen, my name is Hector Vasquez. I'm a long-term resident of Elliot-Chelsea and Elliot Houses.

Thank you for taking the time to discuss the crucial topic of revitalizing our community in Chelsea.

As a disabled veteran, many years ago, I have raised two children in this environment.

Today I stand before you to advocate for the construction of new buildings that will replace the old disintegrated structures and improve the substandard living condition that some of our neighbors currently endure.

I respect different opinions as it is essential to address concerns raised by those who fear the change proposed.

Particularly, those who hold their own self-interest above the good of their neighbors and community, individuals that who not even live here and are using our community as a springboard for their own agendas, be it financial or to gain political office and power.

There are those against the

1
2 revitalization who are taking
3 advantage of the situation and are
4 not looking out for residents here.

5 They express concerns about
6 potential impacts on illegal
7 activities that they themselves are
8 committing, crimes such as selling
9 drugs, illegally renting rooms or
10 selling the apartments for profit
11 while they live in places like
12 Florida or next places.

13 UNIDENTIFIED SPEAKER: None
14 of your business. That's none of
15 your business.

16 HECTOR VASQUEZ: I want to
17 assure you that the intention
18 behind this is not merely to
19 construct buildings but to build a
20 safer, healthier, and more vibrant
21 community for all.

22 This will impact these very
23 similar illegal activities, so
24 these individuals are the ones that
25 disrupting the progress of this

resident-driven plan by
disrespectful behavior and
ridiculous protest, which the
majority of the tenants we are in
support of the plan.

The new buildings are
designed with modest security
measures to create a safer
environment for everyone.

Upgrading infrastructure
allows the incorporation of
advanced surveillance systems and
local public spaces deterring
illegal activities and enhancing
the overall safety of the
neighborhoods.

Moreover, the new housing
plan needs to strengthen our
community by fostering a sense of
pride.

Quality living conditions
contribute to overall wellbeing of
the residents, reducing stressors
that can sometimes lead to

undesirable activities, and a clean well-maintained environment enhances the quality of life promoting a positive atmosphere that benefits everyone.

Let's acknowledge our parents' situation -- hold risk to the safety and health of our community. Investing in a new development is an investment in our collective future. It is committed to providing a decent --

ANTHONY HOWARD: Thank you.

We will call the next speaker, Jonathan Ranaldi.

JONATHAN RANALDI:

(Commentary in Spanish.)

Now in English.

Section 9 is about home ownership. Your rights to your home and your children's future.

Social services are for us, for the native New Yorkers. They want to demolish the buildings and

put you on Section 8 to take your rights away. The illegals are getting free rent, free food, Emblem Health and the City cannot pay for luxury hotels and free food anymore.

The Section 8 is a scam to take your housing and the illegal aliens are going to get all of their benefits.

They will put you out of Section 8, they kick you out of these buildings, and they will demolish them. And when you're out and the applications come out, you think any of you people are going to be invited back over here?

I got news for you. None of your applications are going to get processed. None of you guys are going to be able to get back into the Section 8, which I'll tell you right now is only 10 to 20 years. Section 9, you can pass your

apartment down to your kids, you can have it for generations.

Why aren't they giving you section 9 when they'll develop these new buildings, I want to know? Because they want to kick all of you out. Because in the City of Yes, they want all the illegals to get everything for free.

You're getting replaced and none of these people are going to get anything for free.

You think you're going to get a free apartment with hardwood floors? Are you crazy? You think they're going to give you that? They're never going to give you that.

So let's be real. They're taking your rights away. Section 9 is about right home ownership.

Do you understand that? They're gonna take your home rights

1
2 away and when they demolish these
3 buildings, Section 8 -- they got to
4 kick all of you guys out here to
5 demolish the buildings, are they
6 gonna give you Section 8 and you
7 think that the City of Yes is going
8 to put you in people's house? The
9 City's not going to have any money
10 to pay your rent and then when you
11 want to come back, guess what,
12 there's no houses for you.

13 Wake up. They're going to
14 steal your houses. They're going
15 to take your rights away and you
16 will get nothing for free. And
17 these ladies thinking of new
18 hardwood floors, ain't no
19 apartments for them. Ain't no
20 apartments for any of you.

21 Wake up. Fight for your
22 rights.

23 ANTHONY HOWARD: Thank you
24 for your commentary.

25 Before I call up Ms. Suarez

to speak, I'll announce the next three speakers.

Remember, one person is speaking at a time. The next three speakers after Ms. Suarez will be speaker number 19, Lydia Andre; speaker number 20, Ramiro Morales; and speaker number 21 David Eleon. These three will be after Ms. Suarez, who will speak now.

Speaker number 18, Ms. Suarez you have -- you may start.

EVELYN SUAREZ: Good evening, everyone.

My name is Evelyn Suarez. I am a tenant at 420 Fulton.

First of all, I want start off with the RTC, my club, which I was president of last year.

This year, there's a party for the non-demolition, they're writing letters, not even doing research, they didn't even do a

survey, okay, and everybody that's in the club, they live in Penn South, okay.

Now, what's happening in Penn South right now.

Are they getting a brand-new building in there. Who is support -- who is running this two building that is up on Penn South right now.

Is it a billionaire making those apartments there.

Did they stand up and say, well, this building will be in Penn South let's give to the people that live in housing so they can have a secure home.

That was never mentioned. Now we have people here from Brooklyn, we have people from all over the place.

But like the young lady said, and when you leave here, you leave to your nice apartments.

Guess what, we go into a

building where there's crack heads
and --

ANTHONY HOWARD: Only the
person who is speaking on speaker
phone.

EVELYN SUAREZ: -- and also,
like I tried to explain to my club
as a person that lives here they're
gonna listen to me and they asked
me for my advice.

Which I was never asked and
when I was, I was interrupted about
what I had to say because they have
one thing I guess, you know, right
here, living here in Fulton housing
as a tenant, we do have the right
and the person that just spoke and
said, oh, you're not getting no
wooden floors, you're not getting
nothing nice.

That's a lot of bullshit,
because my niece lives right now in
an apartment building for a year
and a half. She pays her rent, she

has a brand-new stove, she has wooden floors, she has a stainless steel refrigerator.

So if you want to come to our development and tell us what we should have -- and another thing. We're not uneducated people that live in Fulton or Elliott, okay.

We have done our research. We've been -- even before the largest coronavirus, we were there in meetings, we were being informed and again, as for Miguel, I don't see nobody else coming here and entertaining our kids and educating us. It's good to criticize when you live in a nice home, in a nice area.

So I want to see the people come live with us for a week and see how you like living here.

ANTHONY HOWARD: Thank you for your comments.

I will now call the next

speakers, But before I do so, I'll remind you all again.

You're reminded now to allow the person who has spoken to speak and you'll be reminded to not be holding up signs -- we have asked you not to do so. We ask only the person who is speaking to speak and you have been asked -- if you are disruptive, you'll be asked to leave the meeting.

Speaker number 19, Andre for three minutes.

LYDIA ANDRE: Hi. My name is Lydia Andre and I live not in Fulton or Elliot, but I live on 20th Street.

There are very few historic neighborhoods left in Manhattan. We live in historic Chelsea.

What I want to say to the environmental review people that there have been battles over the last 25 years to preserve the

1
2 character of 9th Avenue. It
3 happened when the cemetery went
4 under construction, it happened
5 with the Highline when they made
6 the deal.

7 We don't need 9th Avenue to
8 look like Hudson Yards or 10th
9 Avenue. And I ask you to please
10 consider when you're doing this
11 review why the developers want to
12 put 38-story or 39-story towers on
13 the avenue, and why they're asking
14 for a change in zoning, which is
15 not necessary for them to do this
16 project.

17 They want to create more
18 spaces for luxury market-rate
19 housing. That's understandable
20 because they're developers, okay,
21 that's what developers do. I don't
22 think anybody disagrees that that's
23 what developers do.

24 I just ask you to consider
25 historic characters of the

neighborhood. It's important.

I want everyone to have the apartments they want. I hope everything turns out fantastic but the developers do not need those zoning changes in order to make this happen.

And we all owe it to the historic character of the neighborhood and to do what is right now to preserve it.

Thank you.

ANTHONY HOWARD: Mr. Morales you may come to the microphone and start your testimony.

RAMIRO MORALES: Hello, everyone.

My name Ramiro Morales. I live in 419 and I support the rebuilding of houses and my question is, how would you respond if you do not have my problems.

It's been -- I've been without hot water since 02/18/2023.

I've gone through protocols and I'm still missing six months of tickets.

I was told that the pressure steamer is too old and it needs to be replaced. There you go, okay, for those that don't want the rebuilding. And these are my tickets for all the hot water from 2023 down to 01/26/2024 this year.

Also elevators, on a daily basis they go out of service and not being repaired for 1, 2, 3 days even longer. If they don't find the part that they borrowed from another development, the elevator cannot be fixed. See here? It was out of service for three days.

The next thing is the windows. If it's windy outside, the window shakes. The gases get in and out the windows and increases condensation between glasses.

1
2 Roaches, there's a big
3 problem with roaches. They're
4 taking control of the building.
5 Now they leaving neighbors'
6 apartments and they taking control
7 of the public hallway, looking for
8 new homes. Here you go.

9 There's a big problem with
10 the security, I would say. You
11 have unknown people coming in and
12 out, sleeping, pooping, urinating,
13 and doing drugs on staircase. So
14 if you decide to go up or down the
15 staircase, good luck. You don't
16 know who you're gonna come across.

17 Also, there's a person
18 walking through the building
19 turning doorknobs trying to get
20 into any apartment they can. And
21 our apartment doors, they have
22 gaps. The frame they have pores,
23 you can't even add an additional
24 lock and the gap around the doors,
25 anything can get in it, air,

critters and everything else.

So my question is, and I ask you, would you accept these living conditions or go for a new construction.

ANTHONY HOWARD: Thank you.

Speaker number 21.

Before I do, so I'll call the next three speakers so that may come up.

Speaker number 22, Bennett Crenan -- I'm sorry if I mispronounced; Speaker Number 23, Jackie Savaliero; Speaker Number 24 Celines Miranda.

I will now yield over the floor to Speaker Number 21.

DAVID ELEON: Thank you.

I do want speak on common sense. If you have additional (inaudible) to have water, all you have to do is go to the 25th floor all the way down to the first floor, rip the pipe -- the right

goes up and the right goes down.

The ball hinged pipe, all you need to do is an 8-inch gap and replace the light. There goes the problem with the water, all right.

There might be cracks and might be pin holes, but that's how you get that done.

The second one, the elevator, okay, (inaudible) buildings, you do it in the Summer, you do it in Spring, you do it one by one, time in the Winter everybody has heat.

The second thing, they say about the buildings are so old, it's not the building. Thousands of buildings in the five boroughs that are prewar and they're still standing strong. And there's another thing with the people -- with the security.

So what all that does without demolishing the building

1
2 like that, you have money just get
3 that without relocating people.
4 There's people that are on
5 disability, there's people that has
6 medical issues, there's senior
7 citizens that can't move. This
8 could be done. It's been done.

9 When they do your floor,
10 they don't have to relocate you.
11 When they paint your apartment,
12 they don't need to relocate you.
13 When they put cabinets in, they
14 don't need to relocate you. So why
15 do they have to relocate you now.
16 It doesn't make sense.

17 ANTHONY HOWARD: Thank you
18 for your testimony.

19 We now move to Speaker
20 Number 22, Bennett Crenan.

21 BENNETT CREANAN: Steven Ross
22 is a certified criminal. He was
23 brought to the task, he paid a
24 fine, which is a submission of
25 guilt. That makes him a criminal.

He was also a accused of fixing football games, the Miami Dolphins and one of his coaches came forward publicly saying that he was pressured to fix a football game. You want to trust him? Go ahead.

Number 2. There was a project at Bowling Green (phonetic). They tore it down.

They promised over, over, over and over again that all the tenants who would be given housing, they never got the housing. It never happens. I witnessed this. This is Dubai.

These real estate billionaires want to create in midtown Manhattan a little Dubai in our neighborhood. I want to live in the East Side, West Side, New York. I don't want to live in Dubai.

They're not only after the

public housing, they're after everybody's houses. They're after all the neighborhoods around Penn Station. There's an organization called the Real Estate Board of New York. They have designated our neighbors the area for them to grow. Everybody who's living here, they want the projects, they want Penn Station, they want the whole neighborhood.

They got to stop that.

They're knocking down projects and they promised something good. They did that to build a highway in the south Bronx. We paid for their duty (inaudible) that never happened to New York in the history of the City, (inaudible) they're creating social chaos, the social chaos in general worked out.

Are you going to pay additional services, police, the courts, the prisons and all of

that. Spend the money and fix the houses.

ANTHONY HOWARD: We now move on to 23. Jackie Savaliero.

JACKIE SAVALIERO: Hi. I'm a resident at Fulton Houses for 21 years.

Listen, I'm not afraid of change, absolutely not. And we do really need it, but not by demolishing our buildings.

You're talking about allergies and asthma whatsoever, but when the debris start coming down, nobody's going to be able to breathe here because it's going to be like 911 hitting everybody. Everybody's gonna get sick.

You really should think a lot about the allergy situation. And I just think that if we have that kind of housing, we shouldn't be living at public housing, we could make a better living and we

could get a better house.

These people don't have anything in writing for us. They're making all these promises and it is all verbal. It's all bullshit. All they do is just selling us a dream and I have a petition out there against demolition. And everyone complaining here tonight, all you have to do is plumbing. Plumbing, that's all it is. Plumbing.

So start fixing the plumbing and we'll be okay. You don't get rid of all the apples; you get rid of the rotten ones. If you get rid of all those rotten apples, I bet you it will --

ANTHONY HOWARD: Thank you for your comments.

Before Speaker Number 24 speaks, I'll call the next three after.

Speaker Number 27, Dolores

McClain; Speaker Number 28, Cezar Goldwell; and Speaker Number 29 Adrian Totoro.

I'll now start with speaker 24, Celines Miranda.

CELINES MIRANDA: With their proposals, they will close up our already big area station common ground by 10 percent and with the increase of tenants we will be crowded in.

We have the perfect layout now and we see each other as one communal kinship. We know the residents of our vicinity. We come and go into all of the common grounds with assurance.

It feels communal interacting with the residents of our community. Our natural environment will be disrupted and disturbed in many ways, where an increase of 10 isn't a lot, we will be crowded in. It'll cost us and

1 we'll be limited to the new NYCHA
2 buildings.
3

4 Many will be estranged, lost
5 and like a stranger in their own
6 communities. Many of the elders
7 will suffer the most. My mother,
8 for instance, gets disoriented when
9 she's out and about. But when she
10 arrives to her place of residence
11 at the Chelsea development, she
12 knows exactly where to go and how
13 to get home. She's no longer
14 disoriented because she's home.

15 With the new and intrusive
16 building, my mother will no longer
17 be home. She'll be confused,
18 disoriented, and lost. I'm
19 concerned for her mental wellbeing.
20 I do not want her to feel confused,
21 sad and depressed.

22 These are rich and greedy
23 developers who are past the
24 millionaire status, they're
25 billionaires and want more at the

expense of us.

The new and much taller high-rise buildings will cause strain on those of us who look up seeking to see the sky. The new layout will not look residential. It will feel industrial like living in a hospital. I want to feel like I'm arriving to a home, my home, not going to the clinic or staying at a hotel in a NYCHA's building.

9th, 10th and 12th Avenues are the avenues that lead right to the Tunnels and into the Port Authority Bus Terminal. The Port Authority is the busiest bus terminal in the USA. These avenues are also frequently used by emergency transportation vehicles such as ambulances and fire trucks. We cannot cause any more blockage than we already have.

I've been stuck on the 12th Avenue MTA bus for 20 minutes while

1
2 waiting for the Lincoln Tunnel
3 traffic to clear up. We cannot
4 obstruct lanes more than there
5 already is.

6 Emergency vehicles must make
7 their way through, and increasing
8 populations in these blocks of
9 Fulton and Chelsea Houses will be a
10 major obstruction and worsen our
11 traffic condition and the actual
12 destruction project development
13 will cause a massive amount of
14 traffic and will be a lot more
15 problematic than it already is.

16 ANTHONY HOWARD: Your time
17 is up.

18 Thank you.

19 I'll now move on to the next
20 Speakers 27, 28 and 29.

21 Speaker Number 27, Dolores
22 McClain.

23 Speaker Number 27? No?

24 We'll go on to Speaker
25 Number 28, Cesar Goldwell.

1
2 Speaker 28, approach the
3 microphone and give your testimony.
4 You have 3 minutes.

5 CESAR GOLDWELL: Welcome dear
6 friends.

7 Residents of Chelsea and
8 Fulton do not have a number that's
9 allowed to boycott this proposal.

10 Ironically, the proposed
11 project is to build resident
12 houses.

13 Is anyone aware of
14 (inaudible) association that's
15 directly managed by various
16 democratic party offices that these
17 offices manage (inaudible) directly
18 the officers, that the elections
19 are not publicized broadly and are
20 less than 50 votes are cast from
21 the entire tenant association of
22 2,500 people. That's less than 2
23 percent by design.

24 Every time any press
25 announces or any media source,

1 eventually they go to proposed
2 developer talking point that this
3 proposed proposal is resident led,
4 that of 10 leaders every precedent
5 behalf of the resident. This is
6 obviously false as the most tenable
7 attend resident meetings as the
8 officers are always rude, foolish,
9 nasty, and never tell us when the
10 meetings are. There's not even an
11 e-mail for the tenant association.
12 They don't contact -- they're not
13 in contact with us at all.

14
15 The current officers of
16 association don't speak for the
17 residents, they speak for their
18 bosses, the corporate governors of
19 the local democratic party office
20 who have to directly manage the
21 current residents' association.

22 These actions -- all current
23 association officers' actions
24 statement and their bylaws
25 explicitly state that there's no

outside interference allowed.

Now that we see a dreadful malicious proposed to occupy American constituent community (inaudible) it ain't pretty and many of you have got yourself a false promise. Even the Survey at DOJ can be shown to be erroneous still crafted as maliciously engineered to offer the corporate donors the juiciest of options.

Apparently, the opinion of corporate donors is the residents or dogs and no better than Palestinians who deserve the same faith.

We, the residents of Chelsea and Fulton are wisely keeping our homes regardless of whether or not you decide to do what you foolishly maliciously proposed to do.

You're wasting your time. Go home. Make amends and sleep well knowing that your homes and

your lives are not being currently
bombarding with missiles and
machine guns of torts and damages
due. I hope you have errors and
missions insurance --

ANTHONY HOWARD: I now call
on the next three speakers.

Thank you. Your time has
expired.

Ms. Marianne Tortoro -- I
again apologize, Speaker Number 29,
Speaker Number 30, Marni Halasa;
Speaker Number 31, Renee Keitt. So
the next three speakers, Speaker
Number 29, Marianne Totoro, you
come to the microphone. You have 3
minutes to speak.

MARIANNE TORTORO: All I
want to say is that these buildings
are broken and beyond repair.

This morning I had to come
down the staircase, rushing to my
class with my cart and just to go
down the stairs. And going down

the stairs was kind of scary.

So, yes, I am for the
demolition.

ANTHONY HOWARD: Speaker
Number 30.

MARNI HALASA: Hi,
everybody.

I just want to say that we
should not be discussing how to
engage with the environmental
impact review. We should be
discussing how demolition will
displace tenants and adversely
affect them. That is the real
takeaway.

There's a new documentary
called Raising Liberty Square.
It's the same developer, Related,
who did the demolition of public
housing in Miami. It was a
community that was built in 1937.

So it was a very, very old,
very entrenched community. That
demolition revealed that only five

of the original tenants came back after thousands were displaced.

Many became homeless and a community was destroyed. So this is all documented in a documentary called Raising Liberty Square. You guys should all watch that. Only five returned. I mean, that is just so telling.

I've been many times at Fulton, Elliot and Chelsea. I don't live there. I've been an advocate for years, but all those developments have beautiful people with families and longstanding communities, and they have the right to exist and to still thrive.

But also many legitimate organizations have studied the privatization and the demolition of public housing, and the tenants never win. Full stop.

The government accounting office has a report that states

1
2 that the federal agency HUD does
3 not have the ability to monitor and
4 enforce tenant protections. So
5 developers can get away with bad
6 behavior like illegally evicting
7 tenants or making pre-screenings
8 unreasonable and arbitrary.

9 So all of you are going to
10 be rescreened again, and in that
11 process, look it up, people
12 experience, they wait on list
13 forever and often they die. So
14 that's super important and don't
15 take my word for it. Look it up.
16 Look it up on the internet.

17 Also, the same report had
18 serious questions about long-term
19 preservation of affordable units.

20 One of the problems is that
21 under these projects, when the
22 developer gets a building, the
23 developer does not have to bring in
24 a subsidy.

25 So the building will turn

1
2 market rate in ten to twenty years.
3 That's really important that you
4 guys understand that. That's one
5 thing. Very important. And that's
6 what the developers are banking on.
7 They want your buildings and they
8 want your homes. This is also
9 documented on the website for the
10 United Front Against Displacement.
11 So go read about that.

12 Also important is the report
13 of the Human Rights Watch, and
14 again, it says the tenant never
15 wins. The report documents
16 apparently significant increases in
17 evictions in two developments where
18 6,000 people occurred under
19 privatization and demolitions.
20 Look that up also.

21 And thirdly, the National
22 Housing Law Project asserted that
23 developers ignore the tenants'
24 rights, they stipulate their own
25 leases like "the right of return"

or "only paying 30 percent of rent." And also again, HUD cannot find --

ANTHONY HOWARD: Thank you very much.

MARNI HALASA: Look it up.

ANTHONY HOWARD: I now call on the next three speakers and before I do, I will say that these are the final three speakers who have signed up to speak so far. So if you do wish to speak at this scoping meeting today, now would be the time to go to the sign-in table and fill out, let the person there know that you'd like to speak and then we'll call you up. This would be the opportunity.

The next three speakers, again were the last who signed up this evening. Renee Keitt, 31; Isaiah Thompson, speaker 32; and Layla Law-Gisiko number 33.

I will start with Renee,

Speaker Number 31.

Is Renee Keitt available?

RENEE KEITT: Unfortunately, we should not be here, but we are. So let's deal with a few problems that need to be looked at.

Addressing health disparities in public housing requires a holistic approach. One of the thing -- many of the things that we have to look at are these things.

The displacement of public housing residents can have a significant implication for health disparities. Where residents are forced to relocate due to various reasons such as urban development, gentrification or development housing projects, it can make -- impact their overall well-beings in several ways. So these are some of the things that need to be looked at.

Social destruction.

Displacement often results in the breaking of social ties and community connections. Strong social networks are known to have positive effects on mental and emotional ties. Displacement can lead to isolation and loss of supportive social structure. This should be especially telling to our elected officials, specifically Erik Bottcher since he's such a proponent of mental health.

Stress and mental health, the process of forced relocation can be highly stressful.

Uncertainly about housing, disruption of routine and the loss of familiar surroundings contribute to elevated stress levels. Chronic stress is associated with various mental health issues, including anxiety and depression.

Access to healthcare.

Displacement may result in residents moving away from their established healthcare providers and facilities. This can create variance to access of essential healthcare services, preventive care and management of chronic conditions.

Because as of now we know -- we don't know, should I say, where anyone is going to be moved to or when anyone's going to come back.

Eventually, they want us all gone. We need to be honest about that.

Economic strain. Public housing resident often has limited financial resource. Displacement can lead to an increased economic strain due to moving costs, potential rent increases in new locations, and the challenge of finding suitable affordable housing.

1
2 Section 8. It's called
3 affordable housing. Let's be quite
4 realistic.

5 Right now under Section 9,
6 we have the ability to actually
7 have our rent reduced, if we do not
8 have -- if we become unemployed or
9 any other problems or disabled. So
10 we can do that.

11 You can go to shop for
12 apartments, it will be very
13 stressful. It's called income
14 discrimination. People do not want
15 people on Section 8. They
16 discriminated against you.

17 People who ensure housing,
18 that gives Section 8 -- that have
19 people on Section 8 in it, they are
20 discriminated against you as well.
21 It's not going to be easy. You can
22 shop for an apartment. You'll be
23 leaving the neighborhood. This is
24 not a Section 8 neighborhood. We
25 need to be quite honest about that.

Environmental exposure.

ANTHONY HOWARD: Thank you
for your comments.

Sorry. Your time has
expired.

Speaker Number 33 is Isaiah
Thompson -- sorry, 32. Speaker 32.

I'll now move on to Speaker
Number 33, Layla.

Come to the microphone. You
have 3 minutes.

LAYLA LAW-GISIKO: All
right. Thank you so much.

Thank you for being so
patient.

I'm sure everyone wants to
go home.

My name is Layla Law-Gisiko.
I'm an elected Democratic district
leader representing the southern
portion of the District 75, where
both NYCHA campuses are located.

Since 2019, as you know,
NYCHA has worked on project to

1
2 upgrade property at Fulton, Elliot,
3 Chelsea, and Chelsea Addition. The
4 properties are in a state of
5 disrepair due to NYCHA's own
6 failure in capital improvements.

7 In 2019, a working group was
8 assembled, they produced a report
9 that outlined several
10 recommendations. Among the main
11 recommendations is existing
12 residential properties would not be
13 demolished and the new buildings
14 would comply with existing zonings
15 and would be a similar height to
16 the existing NYCHA buildings and
17 that the new buildings would have
18 at least 50 percent affordable
19 units.

20 These recommendations were
21 the fruit of many hours of meetings
22 and consultations, you know all of
23 that, you've heard that many times.

24 These recommendations were
25 incorporated in the RFP by NYCHA,

but after Related and Essence won the bid, NYCHA altered the proposal.

Today we are commenting on the scope of work for only demolition alternatives and with only 30 percent affordable housing in the next incoming buildings. And the preferred alternative does not comply with local zoning. The proposed scope of work is inadequate as it entirely disregards years of communications.

The final scope of work must include no demolition with refurbishment alternative.

The fact that social alternative is not included violates the spirit and it probably also violate -- may also violates the mandate of Section 8 conversions.

It's amended that NYCHA demand PACT partners to conduct

1
2 outreach with NYCHA residents first
3 as well as the board community.

4 Demolition positions from
5 working group recommendations,
6 testimonies and values dismisses
7 and -- dismissing these voices is
8 an assault on democracy.

9 Asking for the working group
10 to convene and issue a report with
11 no recommendations violates the
12 public trust.

13 Specifically on the scope of
14 work given that the goal of the
15 project is to raise funds and
16 leverage capital, the funding and
17 financing scheme must be deemed in
18 scope and fully analyzed with EIS,
19 including a resident management
20 corporation option. The project
21 will have physical implications and
22 the pilot agreement, but also be
23 within scope.

24 Finally, the EIS is
25 evaluating the environmental impact

1
2 based on Beth Israel Hospital being
3 closing.

4 Once closed, there will be
5 only one emergency room left below
6 23rd Street, which is grossly
7 inadequate access to hospital care
8 to serve the existing and future
9 population.

10 Finally, we call on NYCHA
11 and HPD to embrace transparency and
12 to make available to the public the
13 obsolescence reports, the detailed
14 bids received as part of the RFP as
15 well as the NYCHA documents as
16 they're referred to.

17 Thank you.

18 ANTHONY HOWARD: We have not
19 seen that any additional speakers
20 have signed up to speak.

21 With that being said, I
22 really want to take a moment to
23 just thank everybody for taking the
24 time out of your day to come and
25 provide testimony on this public

scoping meeting.

We will consider all of these comments and they'll be responded to in the final scope of work.

Again, thank you, really, for coming out tonight. I really appreciate it.

The public comment period runs to March 8th, if you'd like to make additional comments, you have until March 8th. You can submit via e-mail or postal mail at the addresses indicated here on the screen.

The time is now 8:02 p.m. and this concludes the public scoping meeting.

Thank you.

Have a good night.

(TIME NOTED: 8:02 P.M.)

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PUBLIC SCOPING MEETING
FOR THE ENVIRONMENTAL IMPACT STATEMENT
FOR THE FULTON
ELLIOTT-CHELSEA REDEVELOPMENT PROJECT

-----x

February 5, 2024

4:06 p.m.

119 9th Avenue
New York, New York

Minutes of the meeting
taken by videoconference:

Olga Raptis
Court Reporter

A P P E A R A N C E S:

ANTHONY HOWARD
Director Environmental Planning NYC HPD

TAYLOR GOLDMAN
Senior Environmental Planning NYCHA

RONA REODICA
Assistant Commissioner HDP

PUBLIC: (PHONETIC)

JEFF RUBIN, PHA

SHUI LEE

LIZETTE COLÓN

RENEE KEITT

JESSICACHAIT

RAMONA FERREYRA

DANA ELDEN

SUSAN KENNEY

KATHERINE WILLIAMS

MIKE NOBLE

DIANE ALEXANDER

WENDY SOLEM

GERRY RUSSO

MAUREEN CONNOR

ROBERT FORSTER

JACQUELINE LARA

(Appearances continued:)

CELINES MIRANDA

DIANA STEWART

LIDIA TORRES

ZOOL ZULKOWITZ

CAITLIN CAHILL

ABDON VILLA

CHRISTOPHER JOHNSON

SUSAN ACKOFF ORTEGA

EDWIN (TITO) DELGADO

LEON TOEROEK

ROSE RUCHINSKY

MATTHEW ROBINSON

DOROTHY RAFTERY

AYANNA BABB

SYLVIA SYRACUSE

ROSEMARY GARCIA

JISU KIM

YADIRA JIMENEZ

HECTOR VAZQUEZ

TIM KIM

MARY McGEE

CHANTEL FIGUEROA

TRISH TAYLOR

(Appearances continued:)

RACHEL FIEGLER

CAMILLE MACLEAN

YIYI WANG

MADELEINE McGRORY

PATRICIA BRADLEY

VISNJA VUJICA

ALLEN OSTER

JAHMEL MARTIN

CRETTA JOHNSON

MIRIAM FISHER

JOSEPHINE ISHMON

RODNEY L. WASHINGTON

PATRICK HAZARI

BRENDA LAU

KATIE ZHANG

SCOTT STIFFLER

CAROL KOVER

STEFANIE VINOPAL

MELANEY BATISTE

SANDRA MARSH

COLETTE LAGEOLES

INGE IVCHENKO

SANDRA HENSON

(Appearances continued:)

SUSAN IMMERGUT

RAYMONDSHAFFER

TRACY GROSS

PHYLLIS SHANLEY

KENCY DESMANGLES

VICTORIA VILLA

DONNA MARIE SMITH

DONAY QUEENAN

FLORENCE COHEN

YVONNE MORROW

EVELYN MALAVE

MARY WARGAT

JUDITH WESSLER

VERONICA MAISCH

JESSE BODINE

LUANNE KONOPKO

JORDAN FEINER

SYLVIA GONZALEZ

TB

JESSE MASYS

ETHAN GOODMAN

JENNI FERDREUSSI (HANSEN)

HONGYUGAO

(Appearances continued:)

GABRIELLA ROSSI

CANTONESE YUDI

JONATHAN GOUVEIA

JEAN SIMEON

KRISTY B

HENRY LI

CAITLIN COLEMAN

ANDRA STANLEY

GUY BURKE

ERIC KNOWLES

CARLOS CABRE

MICHAEL HORGAN

BERNICE R

ALBERT TAYLOR

C WILLIAMS

DIANNE O'BRIEN

FLORENCE DENT-HUNTER

MURIEL ELLENPORT

SIOBHAN WATSON

CHRISTINA CHAISE

JANE BUCHANAN

EVAN HENLEY

MATT SULLIVAN

(Appearances continued:)

BEVERLY JONES

BRENDEN FITZGERALD

JONAH ROSE

CARMEN P

LIZETTE CHAPARRO

'-----! JL

YL

SPENCER EDWARDS

SIMON KAWITZKY

MATTHEW BARNETT

DAVID BRAND

NIKO GEOFFROY

JAMAR ADAMS

RUTH MEDINA

AF

WAIKIR

LEO SHAW

TONY AMATO

SIDNEY LOK

SAMUEL ROSE DIETCHER

RUTH KIFLU

ANNA LEAH

MARIA ORTIZ

(Appearances continued:)

MANDY XU

ERICA OVERTON

WAIKIR

LINDA CROSBY

ANTHONY HOWARD: Good
afternoon and welcome to all.

This presentation includes
simultaneous Russian, Cantonese,
Mandarin and Spanish interpretation
for those who may need it. Please
select interpretation at the bottom
of your screen and select the
appropriate language.

I will make a note, however,
due to some technical issues with
the system if you are in need of
Cantonese translation, please
select Chinese as the option. If
you are in need of Mandarin
translation, please select German
as the option. You will be able to
hear your interpretation at 80
percent volume with English at 20
percent.

The time now is 4:07 p.m.
This is the public scoping meeting
for the Fulton Elliott Chelsea
project. This is the second of

three scoping meetings which will be held for this project. This meeting is online only.

The first mission was held last Thursday, 02/01/2024, at Fulton Community Center. The third meeting will be held at the Elliot Chelsea Community Center on Wednesday, 02/07/2024, beginning at 6:30 p.m.

The exact address for the next in-person meeting may be found on the project website.

Please advance to the next slide.

Tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

My name is Anthony Howard. I'm the Director of Environmental Planning for the New York City Department of Housing Preservation and Development.

I am joined today by my colleague, Rona Reodica, the Assistant Commissioner for the Division of Building and Land Development Services at HPD and Taylor Goldman, a Senior Environmental Planner at the New York City Housing Authority Board NYCHA.

Today's meeting will be divided into six sections.

First, we will begin with a brief discussion of the meeting procedures.

Second, we will introduce the agencies and teams working on this project, as well as give a brief introduction on the purpose of environmental review.

Third, we will provide a background description of the project.

Fourth, we will discuss the four potential alternative

scenarios for the project.

Fifth, we will provide a technical overview specific environmental review concepts in analysis areas.

And finally, we will invite comments on the project from those present, including elected officials, NYCHA residents and members of the public.

Next slide, please.

Before going over the procedures for this meeting, I would like to thank everyone present first for taking the time to attend.

The goal of the meeting is to allow residents and others the opportunity to provide comment on the draft scope of work for the environmental impact statement or EIS for this project. I will explain a bit more what this means in a few moments.

1
2 First, during the public
3 comment portion of this meeting
4 which will come after the
5 presentation, those who have
6 registered to speak will have three
7 minutes to provide their comment.
8 Those who require translation will
9 have five minutes. Please be
10 mindful of these time limits when
11 it is your turn to speak. They're
12 important so that your neighbors
13 and everyone who wishes to speak
14 may do so.

15 If you would like to
16 register to speak now or at any
17 time during the meeting, please
18 raise your hand in the meeting and
19 my colleagues will add you to the
20 speakers' list. Please note that
21 there may be a brief pause as we
22 are unmuting each speaker to allow
23 them to speak and wait a few
24 moments in case there is a bit of a
25 lag.

1
2 If your comments this
3 evening are threatening or abusive
4 to specific individuals in any way,
5 we will remove you from my meeting.

6 The meeting will continue
7 until the last person who wishes to
8 speak has had the opportunity to do
9 so.

10 In order to keep the meeting
11 without interruption and to be able
12 to accept all comments, my
13 colleague may step in as needed to
14 temporarily replace me.

15 Next slide, please.

16 I will now introduce briefly
17 the lead agencies and team working
18 on this project. The role of the
19 New York City Department of Housing
20 Preservation and Development or HPD
21 here is to act on behalf of the
22 City of New York as the responsible
23 entity and joint lead agency for
24 this project.

25 HPD is doing so pursuant to

the National Environmental Policy Act or NEPA, which is a federal law requiring that certain federally funded or supported projects perform environmental reviews.

NYCHA is acting as the other joint lead agency for this project and as a local project sponsor. So further for the project, NYCHA has selected a PACT partner, Essence Development and related companies and is working with consultants to prepare this environmental review. Those consultants are Philip Habib & Associates, AKRF and Hillman Consulting.

I will now explain a bit about environmental review in general.

Next slide.

As I just mentioned, NEPA requires that federally funded or supported projects have the potential impacts to the human

built and natural environment analyzed through an EIS. This statement must consider a reasonable range of alternatives.

The environmental review process provides an important opportunity for the public to be involved in the decision-making process. It allows everyone to hear and to better understand what is being proposed.

It also provides a space for public comments on the analysis of the environmental effect of the proposed project as well as on possible mitigation.

Please note that decisions are not made in the EIS. Rather, the EIS is one of several factors that decision-makers ultimately consider. You can find more information on environmental review at www.epa.gov or at the project website, which has been posted in

the room or is available by asking a member of staff. Virtually we will have the project link on the website available for those on Zoom.

Next slide, please.

I'm going to introduce and describe the steps in the environmental review process for this project and the timeline so far.

In Fall of 2023, HP and NYCHA identified that an EIS would be needed for this project.

In January 2024, a Notice of Intent was published in the Federal Register as well as in local publications informing the public that we would hold three public scoping meetings on the draft scope of work for the environmental impact statement.

At the same time, the draft scope of work was published and

made available.

A draft scope of work is a document that describes what should be considered in EIS. Comments are received from the public at scoping meetings as well as during the public comment period. Those comments help shape the final scope of work for the EIS. The final scope of work will be prepared on or about the Spring of 2024 after the conclusion of these meetings and the public comment period.

The final scope of work will be followed by the DEIS or Draft Environmental Impact Statement. Public hearings will be held on the DEIS. There will be public comment period during which written comments may be received.

These comments will be incorporated into a Final Environmental Impact Statement or FEIS, which we are working to

complete in or about 2024.

Finally, a record of decision will be issued and published in the Federal Register. This will conclude the EIS for this project and its environmental review in general.

Again, I would like to emphasize that what I have just described will conclude the environmental review process. The environmental review process, however, is not about making a final decision on this project.

However, it is a tool for decision-makers to consider in their overall analysis of whether or not to approve the project.

Next slide, please.

There are three ways to provide comments during the scoping comment period.

First, you may speak publicly during any of the three

public scoping meetings. Your comments will be transcribed.

As I mentioned earlier, each speaker may speak for 3 minutes unless you require translation, in which case you may speak for 5.

If you have not signed up to speak but would like to do so, please raise your hand in this meeting and my colleagues will add you to the speakers' list.

We will begin the public comment portion of this meeting after the whole presentation. We will begin with comments from elected officials before inviting comments from residents and members of the public. Please note, that if you do not wish to speak publicly or cannot, you may e-mail your comments to NEPA_ENV@HPD.NYC.gov.

Third, you mail your comment to my attention at the New York

City Department of Housing
Preservation & Development. This
address also appears on the screen.
It is available on the project
website.

Please note, there is no
length limitation on written
comments. You may provide comments
orally at one of these meetings and
also in writing.

The period from which we
will accept comments, began
01/08/2024 and will continue until
03/08/2024. All public comments,
no matter how they are received,
will be given equal attention and
responded to equally.

Please note that the purpose
of this meeting is to hear your
comments and to incorporate them
into the official record for this
project. We cannot respond
directly to individual speakers or
comments at this meeting.

I would like to thank you
all again for being here.

At this time, I will now
pass the presentation to my
colleague at NYCHA, Taylor Goldman,
who will provide more information
on the project and its
environmental review.

TAYLOR GOLDMAN: Thank you,
Anthony, and thank you everybody
who has joined us today.

I will walk us through a
brief project background and go
through the identified alternatives
at this point.

Next slide, please.

This project is occurring
across two separate NYCHA campuses
made up of four NYCHA developments;
that is Fulton Houses, which you
see on the southern portion of the
map, as well as Elliott Houses,
Chelsea Houses and Chelsea Addition
on the northern part of the map.

Both campuses are located between 9th Avenue and 10th Avenue in the Chelsea neighborhood of Manhattan. Some features of the neighborhood include Chelsea Park located just north of the Elliott, Chelsea and Chelsea Addition campus, Chelsea Market located just south of Fulton Houses and the Highline located just west of 10th Avenue. Collectively, these campuses are referred to as "the project sites."

Fulton Houses is located on portions of blocks on the west side of 9th Avenue from West 16th Street to the south, to West 20th Street to the north. This development was built in early 1960s with eleven buildings made up of three 25-story buildings and eight 7-story buildings.

There are 944 apartments housing approximately 2,100

residents with a Hudson Guild
Community facility space located in
Building 7.

Next slide, please.

Elliott Houses is located on
portion of blocks on the east side
of 10th Avenue from West 26th
Street to the south, to West 27th
Street Drive, I'm sorry, West 27th
Drive to the north.

The development was built in
the 1940s and is made up of four,
11 and 12-story buildings. There
are 591 apartments housing
approximately 1,400 residents with
a one-story children's center
located in Building 1 operated by
Hudson Guild.

Next slide, please.

Chelsea Houses, which you
can see on the southern portion of
the map, was built in the early
1960s and is made up of two
21-story buildings with 425

apartments housing approximately
1,000 residents.

Chelsea Addition, located on
the northern part of the map, is a
single building that was
constructed in 1968 and has 96
apartments housing seniors with
Hudson Guild Community Center
located in this building as well.

Next slide, please.

The proposed actions that
would facilitate this redevelopment
include submission of applications
to the United States Department of
Housing & Urban Development through
the Permanent Affordability
Commitment Together or PACT Program
for the disposition of public
housing property. This is
permitted under Section 18 of the
United States Housing Act of 1937.

Additionally, through the
Rental Assistance Demonstration or
RAD Program, existing subsidies

under Section 9 would be converted to project-based voucher or PBV subsidies under Section 8.

Additionally, there will be an application for funding through HUD's Choice Neighborhood Initiative Implementation Grant Program.

This would facilitate this stage replacement and demolition of all existing dwelling units and community facility spaces at the project sites as well as the stage development of additional new mixed-use buildings on the project sites.

Next slide, please.

The purpose of the proposed action is to improve the quality of life and housing stability for existing public housing residents of the Fulton and Elliott and Chelsea Houses as well as to facilitate the construction of

1
2 additional affordable and
3 market-rate housing units to
4 address affordable housing and
5 housing needs in general within
6 New York City.

7 The purpose is also to
8 provide a stable funding source to
9 financially support the PACT
10 portion of the project.

11 Next slide, please.

12 I will now give a brief
13 overview of the identified
14 alternatives that are laid out in
15 the draft scope of work.

16 Next slide, please.

17 These alternatives have been
18 determined through -- the four
19 alternatives that have been
20 determined at this time are The No
21 Action Alternative, the Re-Zoning
22 Alternative, the Non-Rezoning
23 Alternative and the No Significant
24 Adverse Impacts Alternative. All
25 four alternatives will be analyzed

for a 2040 build year when all buildings and programming onsite are anticipated to be completed and in operation.

Next slide, please.

The No Action Alternative serves as a baseline for analysis and assumes that the buildings would continue to exist as they do today. This includes 22 existing buildings with 18 residential buildings, 2 community facility buildings and 2 storage/garage buildings. The tallest building onsite would remain at 25 stories or 232 feet tall with 2056 existing residential units.

Additionally, the 56,859 gross square feet of community facility and neighborhood center space as well as the 10,300 gross square feet of daycare space, both operated by Hudson Guild, would remain on the site as well. 95

accessory parking spaces would also remain on site.

The only improvements that would be anticipated by the 2040 build year would be typical capital repairs as needed and no new development would occur on the site.

Next slide, please.

For the Rezoning Alternative, NYCHA and the PACT partner would seek approvals on discretionary land-use actions through the New York City Uniformed Land Use Review Process or ULUR Process.

At this time, these land use actions are anticipated to include a zoning map amendment to establish zoning districts allowing 12.0 floor area ratio or FAR to be permitted within 100 feet of avenues and 8.0 FAR along mid-block beyond 100 feet of the avenues.

1
2 This would also establish a
3 commercial overlay where needed and
4 appropriate to permit proposed
5 retail and supermarket uses in
6 building basis along avenues.

7 Second, a zoning text
8 amendment would be sought to
9 designate the project sites as
10 mandatory inclusionary housing or
11 MIH areas and a large scale of
12 general development special permit
13 would be sought to facilitate the
14 proposed site plan.

15 This would allow the
16 distribution of floor area without
17 regard to zoning outlines or
18 district boundaries as well as
19 allowing buildings to be located
20 without regard for applicable yard,
21 court and distance between building
22 regulations.

23 Next slide, please.

24 As a result, with the
25 approval of the identified land-use

actions, the Rezoning Alternative would result in the development of 15 new buildings with the tallest building on site being approximately 416 feet or 39 stories.

There would be a total of 5,510 dwelling units within the building made up of 2,056 project-based Section 8 units for the full replacement of the existing NYCHA units, plus an additional 3,454 new dwelling units comprised of 1,038 affordable dwelling units and 2,416 market rate units.

In addition to the residential use, there will be 144,082 gross square feet of community facility and neighborhood center space made up of the replacement for the 56,859 gross square feet of community facility and neighborhood center space

currently operated by Hudson Guild,
plus an additional of 87,223 gross
square feet of community facility
and neighborhood center space.

In addition to the community
facility and neighborhood center
space, additional and new daycare
space, medical office, local retail
and supermarket space will be
introduced.

Finally, there will be one
additional parking space introduced
at Fulton Houses for a total of 96
parking spaces at Fulton Houses.

Next slide, please.

For the Non-Rezoning
Alternative, this alternative does
not require the approval of the
identified land-use actions and
would be permitted under current
site conditions.

This alternative would
result in the development of 17 new
buildings with the tallest building

onsite being approximately 416 feet tall or 39 stories.

There will be a total of 3,839 dwelling units developed on site including 2,056 project-based Section 8 units allowing for the full replacement of existing NYCHA units, plus an additional 1,783 new dwelling units made up of 536 affordable dwelling units and 1,247 market rate units.

A total of 175,007 gross square feet of community facility and neighborhood center space would be introduced on site inclusive of the full replacement of the 56,859 existing community center and neighborhood center space currently operated by Hudson Guild, plus an additional 118,148 gross square feet of community facility and neighborhood center space.

In addition to the community facility and neighborhood center

space, daycare space, medical office, local retail and supermarket space will also would be introduced, as well as one additional parking space at Fulton Houses for a total of 96 parking spaces.

Next slide, please.

When a project is anticipated to result in significant adverse impacts, it is standard practice to include an alternative to the project that would result in no significant adverse impacts.

The EIS will present an analysis to determine changes that would eliminate all significant adverse impacts through the No Significant Adverse Impacts Alternative.

Additional analysis would consider if these changes would not only result in no significant

adverse impacts, but would also meet the identified purpose and need of the actions.

Next slide, please.

After going through the alternatives, this is a summary of each alternative that has been described.

Next slide, please.

This is the proposed site layout for the Elliott Chelsea Houses for the Rezoning Alternative Plan.

Next slide, please.

This is the site layout for the Elliott Chelsea Non-Rezoning Alternative Plan.

Next slide, please.

This is the site layout for the Fulton Rezoning Alternative Plan.

Next slide, please.

And then Fulton Houses under the Non-Rezoning Alternative Plan.

Next slide, please.

I will now invite Jeff Rubin with Philip Habib & Associates or PHA to discuss the technical analysis areas that will be analyzed through the environmental review.

JEFF RUBIN: Thanks, Taylor.

Next slide, please.

Good afternoon. My name is Jeff Rubin. I'm a City Planner with Philip Habib & Associates.

I will give a technical overview of the draft scope of work which presents the proposed framework for the preparation of the Environmental Impact Statement, which is also referred to as the EIS.

Comments received at these scoping hearings and in writing during the public scoping period will be considered, and as warranted, revisions to the draft

scope of work will be incorporated into the Final Scope of Work.

The Final Scope of Work will formally establish the framework for the EIS.

The EIS will be consisted with the guidelines of the National Environmental Policy Act which is known as NEPA.

As applicable, the EIS will also be consistent with Technical Analysis Guidelines of the New York State Environmental Quality Review Act, known as SEQRA and the New York State Environmental Quality Review Procedure, known as SEQR.

As detailed in the draft scope of work, the proposed action requires analysis of a number of technical areas. Assessing the effects of the proposed action on all these technical areas is very important. For now I will briefly

discuss a few key areas.

As a proposed action would introduce new residential development, including new affordable housing units, the EIS will analyze the effects on local community facilities, including schools, publicly funded daycare and libraries.

In addition, the EIS will also assess the effects of socioeconomic conditions, including the potential for direct or indirect residential displacement.

Given that the proposed action would result in new buildings with heights and locations that are different from existing conditions, the EIS will analyze the effects of the new buildings on urban design and visual resources.

The EIS will also analyze the effects of new shadows cast by

the proposed action buildings on nearby public open spaces, historic resources and natural resources.

The proposed action would result in an increase in the number of vehicle trips, increase ridership on mass transit facilities, and increase in pedestrians in the vicinity of the project sites.

Therefore, the EIS will analyze changes in traffic, transit, pedestrian and parking conditions that would occur as a result of the proposed action.

Next slide, please.

In addition, the EIS will propose mitigation measures to address any significant adverse impacts that are identified. Where impacts cannot be mitigated, they will be identified as unavoidable adverse impacts.

Thank you.

ANTHONY HOWARD: Thank you, Taylor, and thank you, Jeff, for that presentation.

So for those who have joined after my previous comments, I will introduce myself again and provide information on the public comment period.

My name is Anthony Howard. I'm the Director of Environmental Planning for the New York City Department of Housing Preservation and Development or HPD.

HPD is acting as the responsible entity for this project pursuant to the National Environmental Policy Act or NEPA.

This is the second of three scoping meetings being held for this project.

The first meeting was held on Thursday, 02/01/2024 at the Fulton Community Center. The third meeting will be held at Elliott

Chelsea Community Center on
Wednesday, 02/07/2024, beginning at
6:30 p.m. The exact address for
the next in-person meeting may be
found on the project website.

Please note that the meeting
is being recorded so that we
accurately and fully capture all
comments from the public.

There are three ways to
provide comments during the scoping
comment period.

First, you may speak
publicly during any of the three
public scoping meetings. Your
comments will be transcribed. Each
speaker may speak for 3 minutes
unless you require translation, in
which case you may speak for 5
minutes. I will remind you all
that if you would like to speak but
have not signed up to do so when
you registered, you may raise your
hand in this meeting.

My colleagues will add you to the speakers' list and your name will be called.

However, if you do not wish to speak publicly or you cannot, you may e-mail your comment to NEPA_ENV@HPD.NYC.GOV. The address will appear on the project website.

Next slide, please.

Third, you may mail your comment to my attention at the New York City Department of Housing Preservation & Development which will appear on the project website as well, the address, to direct mail comments.

Please note that there is no length limitation on written comments. You may provide comments orally at one of these meetings and also in writing.

We began accepting public scoping comments on 01/08/2024 and will continue to do so until

03/08/2024.

Again, all comments, no matter how they're received, will be given equal attention and will be responded to equally.

The purpose of this meeting is to hear your comments and to incorporate them into the official record for this project. We cannot respond directly to individual speakers or comments this evening.

With that, I will conclude the presentation portion of this evening and now turn to our public comments.

As I have mentioned previously, we'll first invite comments from elected officials and then residents and community members to comment in the order in which they signed up.

I will note that it appears that some who have registered to speak are no longer present in the

room. We will call you in the order in which you registered to speak. If you hear your name, please raise it, we will wait a moment. And if your hand is not raised, we will move on to the next speaker.

I will also note that there is likely to be a pause as we work on the back end to allow you the functionality to unmute yourself.

So as I call in the names, I will call them three in a row, the first three speakers, the next three speakers, et cetera. Please get ready to have your microphone unmuted.

Again, once your name is called to speak there may be a brief pause, so please just bear with us as we work to unmute you.

Again, the timer is noted here for 3 minutes. If the time expires and you have not concluded

your comments, I will remind you that the time has expired, please conclude your comments so that we may move on to the next speakers.

So, I will now invite the first three speakers who have called up to sign in to speak.

The first speaker is Shui Lee. Shui Lee, if you are in the room, please raise your hand. It does not appear that you are in the room.

Okay, I do not see Shui Lee.

We will now move on to speaker number 2, will be Lizette Colon, followed by speaker number 3 Renee Keitt.

Lizette, if you are in the room, you may be able to unmute your microphone and give your testimony.

LIZETTE CHAPPARO: Hi, this is Lizette Chapparo. I'm from the Manhattan Borough President's

Office.

You're looking for another
Lizette.

ANTHONY HOWARD: Thank you.

We will wait for Lizette
Colon. Okay.

We will now move onto
speaker 3, Renee Keitt, followed by
speaker number 4, Jessica Chait --
and if I mispronounce your name, I
apologize. Speaker number 3,
Renee, if you are in the room
please raise your hand.

Speaker number -- we will
now move on to speaker number 4,
Jessica Chait -- I'm sorry if I
mispronounce. And then followed by
speaker number 5 Ramona Ferreyra.

Jessica, if you are in the
room please raise your hand. I
don't see Jessica.

We will now move on to
Ramona. Romana Ferreyra, if you
are in the room we will unmute your

microphone and you may speak.

It seems that Ramona is no longer in the room. We will now move on to speaker number 6, Dana Eden -- Elden, excuse me, followed by speaker number 7, Susan Kenney and speaker number 8, Katherine Williams.

If the three of you are on, please raise your hand. I see Katherine is in the room. We will get Katherine ready. Dana or Susan? Okay, Dana and Susan are no longer in the meeting.

We will unmute Katherine.

Again, please give it a moment for the microphone to be unmuted.

KATHERINE WILLIAMS: I should be unmuted at this point?

ANTHONY HOWARD: Yes. We can hear you.

KATHERINE WILLIAMS: I'm not a New York -- sorry, I'm not a

NYCHA resident, but I am a New Yorker concerned with affordability, especially for lower income residents of Manhattan and with climate change.

Setting aside the poorly worded survey that led to a minority of residents approving the plan amendment, I speak to the disastrous impact of demolition and new construction on the climate.

Embodied carbon is distinct from emissions from building operations. We all know about CO2 emissions from building operations. Embedded carbon is different. It is the carbon emission associated with extraction and manufacture of building products, transportation of materials, machinery used during demolition and construction, et cetera. It is estimated that embodied carbon constitutes 11 to 14 percent of global emissions.

1
2 It goes without saying that
3 to reach net 0 we must not create
4 unnecessary new construction, even
5 for the benefit of for-profit
6 developers.

7 Indeed HUD itself was part
8 of the COP-28 initiative that lead
9 the USA to joining UNEP Buildings
10 Breakthrough. Explicit in that UN
11 agenda is the requirement to
12 account for any buildings carbon
13 footprint using a whole life cycle
14 assessment.

15 Finally, it's fallacious to
16 assume that the option not to
17 demolish would mean that only
18 capital repair would take place
19 from now until 2040. For instance,
20 last year, HUD announced a program
21 to support projects that will
22 electrify buildings. Such programs
23 are available for application.

24 Other financing
25 possibilities for renovation would

be possible as for instance that financing proposed by the Chelsea Working Group.

Thank you.

ANTHONY HOWARD: Thank you for providing your testimony.

I will now call on the next three speakers.

Again, if you're in the room, please raise your hand so that we can account for you. If you don't raise your hand, we will presume you're not in the room and we will move on.

The next three speakers will be speaker number 9, Mike Noble, followed by speaker number 10, Diane Alexander and speaker number 11, Wendy Solem. Mike, Diane or Wendy, if you're in the room, please raise your hands.

Mike is in the room. Please unmute Mike and you may give your testimony.

MIKE NOBLE: Can you hear me?

ANTHONY HOWARD: Yes.

MIKE NOBLE: Good.

I'm a resident of the Elliott Houses. I was on the working group and I remain on the Residents Review Committee. I just want to let people know that I am totally in favor of the demolition aspect of this project. And we're working on CB4 of which I am a member on providing comments to this EIS. And that's about it.

ANTHONY HOWARD: Thank you, Mr. Noble.

We will now move on to speaker 10, Diane Alexander. Diane, are you in the room?

I do not see Diane's hand raised. So we will move on to Wendy who is -- oh, Diane is in the room. Okay. Please unmute, Diane.

We will begin accepting your

testimony.

Again, just wait a moment.
There may be a brief moment as we
unmute Diane Alexander.

Diane, you are being asked
to unmute. Please unmute your
microphone.

Diane, we will give you
about another 15 seconds to have
your microphone enabled so we can
hear you. You appear to be unmuted
but you may not --

DIANE ALEXANDER: Is that
it?

ANTHONY HOWARD: Yes.

DIANE ALEXANDER: Can you
hear me?

ANTHONY HOWARD: Yes.

DIANE ALEXANDER: I can't
even hear myself. I can't hear
what I'm saying.

ANTHONY HOWARD: There may
be a pause or a delay. We can hear
you now. You may begin your

testimony.

DIANE ALEXANDER: You can hear me?

ANTHONY HOWARD: Yes.

DIANE ALEXANDER: Okay.

It may be a little bit premature because I didn't hear the whole entire lecture, the whole entire story behind it, but I'm just saying I'm in my favor for this move. I am in favor of the change. Change is the only constant in life, I believe. If it's going to improve the life of many of us, I don't see anything that's wrong with it.

The only question I have is that there are many who are concerned about the 30 percent. Is it going to stay the same or are they going to move and then it's going to jump up to, you know, the 1,000 or over \$1,000 a month because so many of us are living on

fixed incomes.

And that was my concern there because it's a concern of many people. We make this move, what's going to happen. Are we going to be rendered homeless in the long run down the line.

That is basically what the concern was.

Thank you.

ANTHONY HOWARD: Thank you, Diane.

We will note your comment in the scoping record.

We will now move on to Speaker 12, to Wendy. We will get you unmuted who I see is in the room. But before Wendy is unmuted, I will call on the next three speakers.

Speaker Number 12, Gerry Russo; Speaker Number 13, Maureen Cottner; Speaker Number 14, Robert Forster.

If either of you are in the room, please raise your hands. I see some of you have, we will work on getting you unmuted.

Speaker Number 11, Wendy Solem, you may unmute yourself and begin your testimony.

WENDY SOLEM: Okay. I think I'm unmuted.

Can you hear me?

ANTHONY HOWARD: Yes.

WENDY SOLEM: Okay, great.

I also, I just came in from work so I missed the first part of the meeting as well, so I'll be very brief.

I do not live in Fulton Houses but I do live just a few doors down. I do see a lot of positive in the demolition from friends of mine who do live there and who are actually in favor of it. I do see that there are issues if they do not demolish that would

1
2 still need to be addressed that
3 would probably be quite pricey.

4 Sidewalks, I'm afraid of
5 losing the trees when they talk
6 about the heights of the new
7 buildings going up. I'm kind of
8 afraid of losing any sun that I
9 can. But I'm actually in favor of
10 the demolition simply because my
11 neighbors' apartments and what
12 they've dealt with inside.

13 As I said, I did not get the
14 notification. I did not get to
15 read what they were doing, but my
16 understanding is that if everybody
17 who is in a public and controlled
18 apartment will have that, then I am
19 also in favor of the demolition,
20 but please save my little trees and
21 fix the sidewalk.

22 The dumpsters that are out
23 on 19th Street were supposed to be
24 temporary as per Cory Johnson when
25 I moved in. They were not there.

That was in 2008. They apparently now seem to be permanent fixtures, and I'd like something to be done about that as well because of the trash, the rats, the vermin and the drug use that goes on in that area.

And that's it. Thank you for listening.

ANTHONY HOWARD: Wendy, thank you for providing your comment. It is noted.

We will now move on to Gerry Russo who I see is in the room. Gerry, we will allow you to unmute yourself. And when ready, you may start.

GERRY RUSSO: Hi.

Diane pretty much said what my concerns were, that what happens to the people while construction is going on? Where do people go? Will the construction be going on while people are living in their apartments?

1
2 You know, will they continue
3 to be affordable based on 30
4 percent of income. And that's it.
5 I don't have a lot else to say, but
6 I am concerned.

7 You know, I just see what's
8 going on in the neighborhood in
9 terms of buildings being
10 constructed in every available inch
11 of space and it is of great concern
12 that we are losing our middle class
13 and lower class folks who keep the
14 City running.

15 That's all I have to say.

16 Thank you.

17 ANTHONY HOWARD: Thank you.

18 We will now move on. I do
19 not believe that Robert or
20 Jacqueline are in the room.

21 Please raise your hand if
22 you are here, Robert Forster or
23 Jacqueline Lara. Okay.

24 We will now move on to --
25 oh, is Maureen Connor in the room?

Maureen gave a comment, great,
okay.

We will now move onto the
next three speakers who have signed
up to speak. Please raise your
hand if you're here so that we can
work on unmuting you.

The next three speakers are
Celines Miranda, Speaker Number 16'
Diana Stewart, Speaker Number 17;
followed by Lidia Torres, Speaker
Number 18.

Okay, I see Celines is in
the room. We will work to unmute
you.

Please give a moment and
when you are able to do so, please
unmute your microphone and give
your testimony.

CELINES MIRANDA: I'm going
to continue from last week. The
longevity of the sounds of
ambulance with the intent to bypass
traffic will cause a rise in the

noise pollution along with the intrusive sounds coming from the FEC construction site. This is unethical and a violation of the residents, including the students from the neighboring schools.

The tenants who want demolition, who are willing to sacrifice their Section 9 lease, can move out on a Section 8 voucher. There is a solution for them. They could pick a place of their liking and leave. Those of us who want to preserve our homes, once these buildings get demolished there is no turning back. We don't want our home sacrificed.

Who will be accountable for the elderly, disabled and other tenants who insist on not leaving their homes, who are planning on handcuffing themselves to the radiators. There will be a scene and the outcome will not be a

pleasant one. Our lives will be in your hands.

We are not talking about demolishing abandoned buildings. Thousands of tenants live here. What is happening here is an exploitation of the vulnerable and abuse of power.

They are saying that the majority of the tenants are for the plan, but it's misinformation. The survey concluded that the majority of the participating tenants want demolition. But the tenants that participated in the survey was 30 percent. 70 percent of the tenants are left unaccountable for it. So in actuality, only 18 percent of the eligible voters want demolition. This is 550 people over 4,000 or more tenants that live in the FEC development.

This is how they have been deceiving every one of us. They

1
2 have been manipulative from the
3 start. Please don't fall for their
4 sneaky and deceptive tactics.

5 Buildings today are built fast and
6 with cheap material. In the past
7 they were built with care and good
8 quality. Our buildings are strong
9 and sturdy. All we need is for
10 NYCHA to be held accountable and
11 follow through on work orders,
12 upkeep and maintenance.

13 No rezoning. We do not want
14 to live in a commercial zone.
15 There are plenty of businesses,
16 including supermarkets in the
17 surrounding area. We are part of
18 the tranquil, residential area.
19 Look at the history of related
20 company. They do not have the best
21 reputation in their promises for
22 affordable housing. They never
23 follow through on their promises
24 and just enough agreements of their
25 contract. They manage to get

around the loopholes.

In raising Liberty Square only five tenants returned into the reconstructed development after they promised that all would return.

In Chicago they promised to build affordable housing on Parkway Garden, but used the most of the 13 acre space to build a football field. The Hudson Yard itself was supposed to be used to build affordable housing. Yes, they do have one standing right across the street from the actual site, but the Hudson Yard location itself was used for retail office space and residents for the rich.

They have been quoted as terrible owners and managers and I met someone that he will say they are slum landlords --

ANTHONY HOWARD: Thank you.

I will let you know, because

I do remember from last week when you didn't get to finish your testimony, please submit your testimony over e-mail so that it may be reviewed in full because we have one part of your testimony from last week and part of it from this week. If you would like to submit your testimony complete as one, we will take it in writing. Please submit over e-mail.

I will now move on to the next speaker, Diana Stewart. Diana is in the room.

Please give a moment to unmute and you may begin your testimony.

DIANA STEWART: Can you hear me?

ANTHONY HOWARD: Yes.

DIANA STEWART: Great.

I'm a social worker by profession. I live in Penn South Houses which is right across the

1
2 street from the block on 26th and
3 9th. And my grandson who lives
4 with me and his mother and his dad,
5 he goes to P.S. 33.

6 P.S. 33, they're a special
7 elementary school. It's been in
8 this neighborhood for a long time
9 and I'm very concerned about the
10 effect on the surrounding area of
11 all this huge amount of
12 construction will have, in
13 particular the noise and the
14 pollution.

15 The breathing quality is
16 going to go down. And I feel very
17 sorry for people not to be included
18 (connection briefly lost) in
19 previous hearings on this who
20 talked, just like the previous
21 speaker said, about how they were
22 excluded from the decision-making
23 process and it was not a democratic
24 approach at all.

25 Also Hudson Guild and the

1
2 preschool that they have there, how
3 is that going to affect them. You
4 didn't go into much detail about
5 that. Hudson Guild is a very
6 important and central part of our
7 neighborhood, the settlement house.
8 They provide all kinds of programs
9 for many different groups. And I
10 think that this in general, this
11 looks like it's trying to make
12 money for capitalistic interests,
13 that that's the purpose of this
14 project. I really hope that that
15 does not happen.

16 The people who are in the
17 housing now, they should have the
18 first word about what is going to
19 happen to them and I haven't heard
20 that. I haven't heard the majority
21 of people who come to the meetings
22 opposed to it.

23 So I think you would be
24 better off to take care of the
25 maintenance, to make some

improvements, to keep the gardens that we already have there because we have a number of garden areas -- I'm talking about Elliott Chelsea Houses.

And I worked at Hudson Guild and I had a staff that worked inside the Elliott Chelsea Houses a number of years ago, and the people there are wonderful, wonderful people. We had programs inside the building for cooking classes and all kinds of tenant organizing.

Hudson Guild has a mental health clinic. Hudson Guild has a drama program, they have art gallery exhibits for people in the neighborhood, and I think it's going to be very sad and disruptive and take an awfully long time. You haven't talked about how long all this construction that you're suggesting would actually take and the impact not just -- yes,

1
2 somebody said we already have a lot
3 of, we have restaurants and stores,
4 we have that. What we need is more
5 improvements for the people who
6 live there right now and not to try
7 to make it into a money-making
8 project, you know, for NYCHA, you
9 know, by taking away the integrity
10 of the residents --

11 ANTHONY HOWARD: Thank you.

12 Your time has expired.

13 We will now move on to the
14 next three speakers who have signed
15 up. I don't believe Ms. Lidia
16 Torres is in the room. Lidia, if
17 you are in the room, please unmute,
18 please raise your hand. Okay.

19 So I will now call on the
20 next three who have signed up to
21 speak. The 19th speaker would be
22 Zool Zulkowitz, followed by number
23 20, Caitlin Cahill and number 21,
24 Abdon Villa. If you are here,
25 please raise your hand.

Okay, I believe that Zool Zulkowitz is here. Please unmute, give a moment for the unmuting to happen and you may begin your testimony.

ZOOL ZULKOWITZ: Thank you.

I'm Zool Zulkowitz, a retired member of the Directors Guild of America, a current member of Community Board Number 5, Coordinator of the Prince George Tenant's Union and a member of the Street Homeless Advocacy Project.

I speak today of the grave concerns of the long saga at Fulton, Elliott/Chelsea Houses has raised, transparency, affordable housing, environmental impact and most of all, fairness to the residents, our neighbors.

There are a number of stakeholders involved in this benighted process. While I presume the primary interest of NYCHA is to

1
2 the residents, the primary
3 interests of related companies is
4 to its shareholders.

5 The original request for
6 proposals was made after long
7 engagement with the community,
8 emphasized no demolition of
9 existing properties, compliance
10 with existing zoning and 50 percent
11 affordable units in new buildings,
12 among other things.

13 That is not what we are
14 seeing here. Are NYCHA residents
15 entitled to live in dignity as
16 other residents of the community
17 when real estate values surge
18 upwards?

19 The pattern of
20 gentrification, a euphemism for
21 racism and the general disregard
22 for low income working people,
23 seniors, challenged people and
24 minorities of all sorts, accepting
25 billionaires, being displaced as

communities become fashionable is well documented.

It is the domestic equivalent of settler colonialism. I urge you to release the obsolescence report as well as all NYCHA documents related to the RFP immediately and to respect the wishes of NYCHA residents and our community as you re-evaluate this project.

Thank you.

TAYLOR GOLDMAN: Anthony, you are muted.

CAITLIN CAHILL: Is it my turn to speak?

ANTHONY HOWARD: Thank you very much for that. Sorry.

Yes, Caitlin Cahill you may begin your testimony.

CAITLIN CAHILL: Thank you. Thanks for the opportunity.

So I am participating as a resident who grew up across the

street from Elliott Chelsea Houses.

I'm a member of LEAPS,
Limited Equity Affordable Penn
South, and a newly elected board
member of the Chelsea Before and
Democratic Club. This is a Robert
Mooses related racist land grab
bulldozing ahead of participation
and process that needs to slow down
and seriously engage with all
residents and consider
alternatives.

I hear the concerns of my
neighbors, many whose voices are
not being heard and are being
suppressed. Their concerns about
displacement, process, a future of
precarity. Where will people live.

Yes, we need change, we need
investment and maintenance in the
existing apartments and homes.

I'm concerned about the
future of public housing as this
represents a shift from Section 8

to Section 9.

Why is this necessary?

This is a privatization of public housing. First and foremost, why doesn't the scope include no demolition with refurbishment and investment in the existing apartments as an alternative that retains Section 9?

This must be considered. I worry this violates Title VI of the Civil Rights Act and I call for a federal investigator into the problems of due process and lack of participation.

I'm concerned that after the working group assembled in 2019, proposed recommendations emphasizing no demolition of existing residential properties and in compliance with existing zoning and a minimum of 50 percent affordable housing in new buildings.

Why has this changed?

Second, the decision to demolish is founded upon a lack of democratic process and participation. This is also a Title VI violation and a violation of the EIS process.

Specifically last summer, a nonbinding survey was issued. This has been erroneously called a vote by politicians and the media. It wasn't a vote. Less than half heads of households participated. The purpose of the survey was not clear.

Third, this data has not been made publicly available. This is something a Title VI federal investigator must address.

Again, a draft EIS should not go forward without an investigation and there is currently an FEC investigation into the nonbinding survey.

1
2 Given the catastrophic
3 disinvestment, the fact is, is that
4 an alternative does not -- it
5 violates the law regarding PACT,
6 RAD and Section 8 conversions as
7 well as procurement laws.

8 A draft EIS must -- since
9 this scope has entirely changed,
10 the scope of work is the opposite
11 of the residential working group.
12 And so we know that the demolition
13 and construction is also a major
14 contributor to air quality issues,
15 which is a problem in this
16 neighborhood already.

17 What remediations would be
18 put in place to protect residents,
19 not only NYCHA, but the whole
20 community? Specifically concerned
21 with young people and elders, the
22 loss of public green spaces and
23 play spaces --

24 ANTHONY HOWARD: Thank you.

25 CAITLIN CAHILL: -- what

protective measures will be taken?

ANTHONY HOWARD: Your time has expired.

Thank you.

You may submit your, the rest of your comments in writing.

We will now call on, is Abdon Villa in the room? If so, please raise your hand.

Not seeing that, so I will now move onto the next three speakers I will call on. Speaker Number 22, Christopher Johnson; Speaker Number 23, Susan Ortega; Speaker Number 24, Tito Delgado.

If you are in the room, please raise your hand and then we will work to unmute you. I see speaker 22, Christopher Johnson is in the room.

Oh, I do see that Abdon is here. So we will actually go to Abdon, Speaker Number 21 and then move to Christopher Johnson, number

22.

Speaker Number 21, Abdon Villa, please give a moment for us to unmute and you may begin your testimony.

Speaker Number 21, Abdon Villa, you are in the room. We see you in the room, but we cannot hear you. You should have the ability to unmute your microphone.

We will give you another few seconds. Okay, again, you may submit your comment in writing if you're having issues unmuting yourself or with the microphone.

We will now move onto Christopher Johnson. Christopher, you may unmute your microphone momentarily and begin your testimony.

CHRISTOPHER JOHNSON: All right.

Can you hear me, guys?

ANTHONY HOWARD: Yes.

CHRISTOPHER JOHNSON: Can
you hear me? Okay. Can you hear
me?

ANTHONY HOWARD: Yes.

CHRISTOPHER JOHNSON: All
right. Cool.

My name is Christopher Leon
Johnson.

Thank you for having me on
today, NYCHA, people that had this
panel. I'm looking forward to
Wednesday.

So I'm here to make this
quick and I'm going to say right
now the people here, you know, that
all the elected officials, Erik
Bottcher, Mark Levine, Tony Simone,
Jerry Nadler, Brad Hoylman-Sigal,
they all are behind your
displacement.

You people need to organize.
You people need to wake up. The
reason they're doing this is
because they're scared of these

1
2 nonprofits such as open New York
3 for law and Transplantation
4 Alternatives and Open Plans. They
5 are behind your displacement.

6 They're unions, carpenters,
7 the hotel trades, DC37. They're
8 all behind your displacement.

9 This is the reason why
10 elected officials did not stand up
11 for you and saving your apartment,
12 saving your homes at Chelsea and
13 Fulton. They will never help you
14 out. They all tapped to the unions
15 and they all tapped to the
16 nonprofits and they all tapped to
17 the developers.

18 Now I'm going to say this
19 right now, I know I have a minute
20 49 seconds left. You people at
21 Chelsea and Fulton need to vote out
22 that tenant association president,
23 Miguel Acevedo. You need to vote
24 him out. He's down with it. He's
25 getting money under the table.

Everybody knows it. He's corrupt. He's crooked. He's paid off. Some people, they was bragging about him saying that he pulled a party. The developers gave him the money to host those parties. They're capital developers because they give him the money, they give him the free car, chauffeur, they give him those cheap suits and they let him stand on stage with elected officials that are selling you guys out.

You people at Chelsea and Fulton need to stand up --

ANTHONY HOWARD: Reminding you --

CHRISTOPHER JOHNSON: I know. I'm not being offensive. I'm staying in control.

You people at Chelsea and Fulton need to stand up and vote your tenant association president out. You need to start voting out

these elected officials. They are against you. They hate the poor. They don't appreciate you guys.

They want you guys out because you guys live right behind million dollar, billion dollar apartments, billion dollar condos and the people that live in those condos, the majority of them, they don't want you guys around. They see you guys as an eyesore.

I don't see you see guys as an eyesore, I love all you guys. I want you guys to stay in 9th Avenue because it's needed. You guys are the stone of New York City. What they want to do is get rid of the stone of New York City.

Now, what we need you guys to do is to find a candidate that isn't afraid to run against these guys and gals, I mean run against these guys because they all men, and get them all out of office.

1
2 So that's, thank you
3 everybody. We got to get together,
4 get rid of these unions, get rid of
5 these developers and we have to
6 fire the mayor. Fire Mayor Eric
7 Adams and Public Advocate Jumaane
8 D. Williams controller and your
9 president.

10 So God bless you guys. Stay
11 united. Stay well. Stay healthy.
12 Thank you so much. Appreciate it.

13 ANTHONY HOWARD: Thank you.

14 We will now move on to
15 Speaker Number 23, Susan Ortega.

16 Susan, please take a moment
17 to unmute your microphone and you
18 may begin your testimony.

19 Susan, we do see you in the
20 room. You should be -- have the
21 availability to unmute your
22 microphone.

23 SUSAN ORTEGA: Okay.

24 Is that okay? Can you hear
25 me now?

1
2 ANTHONY HOWARD: Yes, we can
3 hear you. Yes.

4 SUSAN ORTEGA: Thank you.

5 I don't have any picture of
6 anybody here. I don't know what's
7 going on with my screen.

8 Anyway, I just want to say
9 that I support people who are
10 speaking the need to save people's
11 housing from public housing.

12 I think the idea of Related
13 coming in and deciding to make a
14 couple of buildings or so for
15 people who are already there and
16 then take the whole other area and
17 build market rate housing was
18 really awful.

19 I agree with the other
20 speakers who are having that
21 position. I don't think there's
22 anything more that I can add. I'm
23 just setting another voice in the
24 effort to save people's homes and
25 to build -- rebuild the homes,

1
2 whatever they can, but forget about
3 having all these very wealthy
4 people in this neighborhood.
5 There's too many of them already in
6 Chelsea and they're taking over
7 everything. That's what Hudson
8 Yards is supposed to be for
9 affordable housing and it's not
10 like that at all.

11 So I support everybody who
12 is saying no demolition.

13 ANTHONY HOWARD: Thank you,
14 Ms. Ortega.

15 I will now call on to Tito
16 Delgado. Tito, if you are in the
17 room, please unmute yourself,
18 please raise your hand. Okay, I do
19 not see Tito in the room.

20 So we will now, I will call
21 on the next three who have signed
22 up to speak.

23 Again, if you hear your name
24 called, please raise your hand so
25 you can be accounted for and we

will work to unmute your
microphones.

Leon Toeroek, Speaker Number
25; followed by Speaker Number 26,
Rose Ruchinsky; and Speaker Number
27, Matthew Robinson.

Leon, I see you are in the
room. We will unmute you and you
may begin your testimony.

LEON TOEROEK: Can you hear
me?

ANTHONY HOWARD: Yes.

LEON TOEROEK: Okay. This
is Leon Toeroek, United States
Marine Corp., United States Navy,
retired, veteran, Chelsea member of
the Chelsea Houses 415, 27 years
and going strong.

I've seen a lot of changes
in this neighborhood, some good,
some bad. I've done a lot of
service for my country and my city
since I've been alive. I've been
to battleships and warships and

places that are despicable and none that I've seen worse than what I have been seeing by people that are citizens who are non- citizens of Chelsea Houses.

We haven't been treated very fairly here for many, many years. We're treated like less than second-class citizens.

As far as, am I for demolition or against it, if they're going to keep their word and make it better and people, you know, will be getting what they're promised, okay. But if it's just a money grab, then, you know, keep it moving.

The second things is, I live in these projects. There's no security whatsoever. Cleanliness of, I don't know who's causing it, but we have people coming in these buildings like crack heads and stuff like that, drug dealers and

1
2 all that, hanging out in the
3 building and doing things on all
4 floors and in the building that are
5 unsightly and we do not have any
6 support from the police or from our
7 elected officials. It's
8 disgusting.

9 I mean I've served my
10 country honorably overseas in war
11 zones and other places that I can't
12 speak about, and I've never I'd
13 have to come here and see what I'm
14 seeing in my own backyard and it
15 breaks my heart.

16 People that are attending
17 these meetings that are not even
18 from this building they think, you
19 know, they know something. They
20 don't know. They don't know
21 anything. This building, this
22 complex, we have some good people
23 here. Not everybody is a bad
24 person, okay. And we have a lot of
25 good people in this building.

1
2 The pollution is going on,
3 on 8th Avenue, all up and down 8th
4 Avenue right now. So as far as air
5 quality, that's nonsense. They're
6 going to build stuff, there's going
7 to be pollution no matter what.

8 You have to take care of the
9 security of this building and the
10 complex and the community. You
11 have to do something about the
12 homelessness and the drug addicts
13 that need help. You've got to take
14 care of people if you want them to
15 take care of you.

16 I'm getting ready to go to
17 the next level or next evolution,
18 you know, so it doesn't really
19 matter to me. In a few years I'll
20 be a memory, if anything. So you
21 guys have to make a big decision
22 and keep your word because, you
23 know, nothing is permanent. But if
24 you get a chance to get something
25 that's going to be better, go for

1
2 it. But if they don't keep their
3 word, it's not good.

4 I think we have a lot of
5 nervous people here that are
6 worried about relating management
7 and our leaders keeping their word.

8 Keep your word and we'll be
9 okay.

10 Thank you for your time.

11 ANTHONY HOWARD: Thank you
12 for your testimony and thank you
13 for your service.

14 I will call on the next few
15 speakers, but just to note, Speaker
16 32, sorry, Speaker Number 31,
17 Rosemary Garcia, we do see you in
18 the room.

19 We will call on you when
20 your name is -- when you have
21 reached the order, but we have a
22 few ahead of you. You do not need
23 to raise your hand at this moment.

24 Okay, Speaker Number 26,
25 Rose Ruchinsky followed by Speaker

Number 27, Matthew Robinson.

Are either of you in the room? Please raise your hand. Rose or Matthew? I see Matthew is in the room. Rose. Okay.

We will skip over Rose and move onto Matthew Robinson. Before, while we work to allow Matthew to unmute I will call on the next three so that they may be ready.

Speaker Number 28 will be Dorothy Raftery; Speaker Number 29, Ayanna Bob or Babb, sorry; Speaker Number 30, Sylvia Syracuse.

Matthew, you may unmute yourself and begin your testimony.

MATTHEW ROBINSON: Am I speaking now?

ANTHONY HOWARD: Yes.

MATTHEW ROBINSON: Okay.

So a couple things, one as far as everyone is sort of bashing Related and Related is actually one

of the powerhouses of developers in New York City who can leverage the construction unions to do the best job possible, the fastest job possible for everyone. So if you wanted a politically connected developer that can get things done, Related is probably the best that exists in the residential market. That's one thing.

Another thing, everyone's talking about the amount of units, 2,000 units, 5,000 units, 3,800 units. I have not heard what that relates to in terms of total amount of occupancy, meaning, is that 2.3 people per unit, meaning, that it's 15,000 people, is it 20,000 people.

Also, I've not heard anything in terms of what the present demographics are, what they've been over the last 20 years in terms of floating; how many are elderly, how many are handicap, how

many are young, which I think is very important and to see how it has changed over the years and that we're not catering just the elderly when there's a whole youth surge.

I haven't heard anything about any spaces for job retraining or job search for youth or study halls or tutoring halls.

Also the probably missed opportunity of having a commercial kitchen. I'm going to say school, but could be anything, where you're training the residents on how to cook so that they can be cooks or how they can wait so that you have the ability to groom people for the hospitality area.

I'm not sure how many people are elderly presently. I'm not sure how many of the units are slated for elderly, but that's very important. It's also important that there are schools but also

that there are facilities within the community to foster collaboration, helping, job search, handicap retraining, understanding how to use the computer.

It seems like there's a lot less greenery, but I'm hoping that there are also spaces where they can be entertain or they can interact with each other so that they're not isolated, because I think isolation, especially for the elderly, is very important to not have.

Thank you.

ANTHONY HOWARD: Thank you, Mr. Robinson.

Before we work on the next speakers, I would just like to take a moment to note that we are noting the people who we have called who did not have a chance to speak but did sign up to speak and we already called your name. We will call you

1
2 out at the end after we have gone
3 through the list which just has a
4 few more speakers.

5 So, again, if I have already
6 called your name and for some
7 reason we were not able to get your
8 testimony, we are making notes
9 today. If you're in the room, we
10 will call you.

11 So, Dorothy, if you're in
12 the room, please raise your hand
13 followed by Ayanna. After Ayanna,
14 Speaker Number 30 will be Sylvia
15 Syracuse.

16 Sylvia, if you're in the
17 room, please raise your hand. And
18 Dorothy or Ayanna as well.

19 Okay. We do not see
20 Dorothy, Ayanna or Sylvia in the
21 room anymore.

22 We will then move on to the
23 next three, Rosemary Garcia,
24 Speaker Number 31; followed by Jisu
25 Kim, Speaker Number 32; followed by

Yadira Jiminez, Speaker Number 33.

If you may all raise your
hand --

UNIDENTIFIED SPEAKER: Let's
go to Dorothy Rafferty, Ayanna
Babb, Sylvia Syracuse.

ANTHONY HOWARD: Go with
speaker Ayanna -- sorry, Ayanna,
Rosemary -- Speaker Number 31,
Rosemary Garcia. Please unmute
yourself and begin your testimony.

Ms. Garcia, you should have
access to unmute your microphone.

ROSEMARY GARCIA: Can you
hear me now?

ANTHONY HOWARD: Yes.

ROSEMARY GARCIA: Hello?

ANTHONY HOWARD: Yes, we can
hear you. You may begin your
testimony.

Ms. Garcia --

ROSEMARY GARCIA: Can you
hear me now?

ANTHONY HOWARD: We can hear

you.

ROSEMARY GARCIA: Hello?

I'm having trouble with my
mute.

Hello. How are you? I
would like to ask a question.

Why is it that my daughter
that was on the lease that's an
adult now, how come -- and she's
working, she has a really good job,
she has a granddaughter, I have a
granddaughter of 15 -- why does she
have to be on a five-year waiting
list to apply for Fulton when she
was previously on the lease when
she was growing up here.

And the other question that
I have is the beginning of the
meeting I kind of missed because I
couldn't log on in time.

Can you please fill me in
and also keep me on the list
because I'm homebound? So I could
know all the meetings that you're

going to have so I can be up to date with everything I need to know.

Can you hear me?

ANTHONY HOWARD: Is that the conclusion of your testimony?

ROSEMARY GARCIA: Yes.

I would like to be on the list and I would like to know my daughter -- they said she has to be on a five-year waiting list.

Why is that?

ANTHONY HOWARD: Ms. Garcia, the nature of this meeting is to collect comments on the draft scope of work for the Fulton, Elliott Chelsea --

ROSEMARY GARCIA: Okay.

ANTHONY HOWARD: We're not here to respond to comments at this time.

Comments that are submitted today and at the other two scoping meetings will be responded to in

the Final Scope of Work.

ROSEMARY GARCIA: Okay. So then I have a comment then.

When they do break this ground, people who are low income, like myself, being that they phased out people that are not working and I'm on a fixed income, will I have any displacement or will I still be able to stay here since I've been here for 33 years?

ANTHONY HOWARD: Is that the conclusion of your comment, Ms. Garcia?

ROSEMARY GARCIA: Yes, sir. And thank you for tonight.

ANTHONY HOWARD: We will, I do know that you -- we're not responding to comments at this time, but in general, if you would like information about the project, there is a website which we will display again.

I believe there is on the

screen that you're seeing, there should be a note of the project website. We will make sure that if there's a -- that it is shared.

And the project website will have information on the draft scope of work and the slides that were shared today.

So I will now call onto Speaker Number 32, Jisu Kim.

Again, I'll note we will go back to those who we previously called on, but for some reason, we were not able to hear you. So Jisu Kim, Speaker Number 32, followed by Yadira Jiminez and then Speaker Number 34 will be Hector Vasquez.

Speaker Number 32, Jisu Kim, please unmute yourself.

Okay. Giving a moment.

All right, so we will now move onto Speaker Number 33, Yadira Jiminez.

YADIRA JIMINEZ: Hi.

ANTHONY HOWARD: Yادira?

Yes, you may begin your
testimony.

YADIRA JIMENEZ: I don't
have a testimony. I believe I was
signed up in error. I'm with the
office of Assembly Member Tony
Simone.

ANTHONY HOWARD: Thank you.

We will now move onto the
next three speakers. Hector
Vasquez who is Speaker Number 34.
If you're here, raise your hand.
As well as Speaker Number 35, Tim
Kim who I believe is here and
speaker 36, Mary McGee.

Again, please prepare to
unmute yourselves. Speaker 34,
Hector Vasquez, please unmute your
microphone.

HECTOR VASQUEZ: I believe
I'm -- can you hear me?

ANTHONY HOWARD: We can hear
you. You may begin.

HECTOR VASQUEZ: Okay, very good.

Ladies and gentlemen, my name is Hector Vasquez. I've lived in Housing for over 30 years. I was part of the Elliott Chelsea community.

I was also on the tenants association board up there for many years. And I recently moved to Fulton a couple years back and I also perform services for the community by serving on tenants association board along with other entities such as Community Board For and also I was, I served on the original working group that came up with this plan to help our community.

Thank you for taking the time to discuss the crucial topic of revitalizing our community in Chelsea, New York City.

Today I stand before you to

1
2 advocate for the construction of
3 new buildings that will replace the
4 old disintegrating structures and
5 improve the substandard living
6 conditions that some of our
7 neighbors currently endure.

8 As a disabled veteran I've
9 traveled the world and seen some
10 third world countries where
11 conditions were deplorable and
12 unlivable. We've lived as tenants
13 and residents and your neighbors
14 under these same conditions for
15 many years, which is quite
16 deplorable because this is the
17 United States of America and we
18 should be setting the standard on
19 living conditions, not falling
20 behind third world countries, which
21 is rather embarrassing.

22 I am upset that I hear some
23 of my neighbors who don't even live
24 here or even have a clue as to the
25 process of how this all went,

1 speaking up against this plan and
2 demanding that there be other
3 information disseminated.
4

5 Now, I agree with that 100
6 percent, but I do not agree where
7 you can speak out against the plan
8 that you have nothing to do with,
9 even though you are our neighbors.

10 Obviously, this
11 environmental impact study is going
12 to be done to protect our
13 community. That's why we are all
14 here today.

15 So, basically, I'm really
16 upset that some people come in here
17 and they say, you know, accusatory
18 comments saying that I, myself, or
19 Miguel or any of the other people
20 who are involved in this program or
21 any of the politicians that stepped
22 up for this and others my neighbors
23 have stepped up in favor of this
24 have been accused of basically, you
25 know, taking money on the side and

being on the take which is really ridiculous.

If you really want to be involved you should be involved from day one from many years ago. And it was all public and it was available for any resident to join.

So if you guys were too busy doing other things, that is not my fault. I stepped up as a parent of two children and did my part and I expect you to do yours, but do the right thing and educate yourself before you make accusations.

Thank you.

ANTHONY HOWARD: Mr. Vasquez, thank you for your testimony and thank you for your service.

I will call on, after Tim Kim, I have the last speaker of Mary McGee.

Mary, if you're in the room, please raise your hand.

After that, I will then move

on to those who we previously
called on, but had some technical
issues getting your testimony.

So Tim, please unmute your
microphone. You may begin your
testimony.

TIM KIM: Hello.

Can you hear me?

ANTHONY HOWARD: Yes.

TIM KIN: Cool. All right.
First question.

When is the final plan
finalized and like would it be sent
out in public, like the blueprints
and whatnot.

And beyond that, so I'm Tim.
I'm a homeowner on 20th Street,
like right behind that parking lot
on 19th Street of Fulton House.

So I have deep concern about
some of the news I heard about this
project where they plan to change
the zoning laws and construct a
building on that parking lot. It

1
2 will make a lot of units on 20th
3 Street unlivable.

4 Basically, they won't have
5 any air or sunlight, basically
6 unlivable, inhabitable conditions,
7 not fit for, you know, first world
8 country like the US. So I'm
9 putting a complaint about that.

10 I would like to know when
11 it's finalized so that I can
12 prepare. It will greatly impact
13 livability on folks in the
14 building, reduce property values.

15 It will kind of kill off any
16 wildlife like trees and whatnot
17 there which are going to be
18 basically not have any sunlight.

19 So, yeah, I would like to
20 complain about that. Also, I heard
21 someone talk about the dumpsters on
22 19th Street and plus one on that,
23 it's been really loud and the whole
24 building shakes when they dump that
25 dumpster. So those are the main

two complaints.

I did send out some e-mails to the e-mails listed. I got no response. I sent them out twice, once this week and once like three weeks ago. And I called numbers listed as well and they did not respond.

So please keep in my -- I'm for sure -- I don't really care what happens. I'm personally in favor of keeping it as is. If it's not broken, we don't need to fix it. I do understand we need more livable housing in New York City.

I'm 100 percent for that. But I would say -- I would highly prefer if you would construct on the existing property -- you can tear it down and build a new one, build it taller to get more units, but please do not block the sunlight in the adjacent buildings.

The building I'm in has been

1
2 built in 1895 and it's rather
3 historic and you are basically
4 making that building unlivable if
5 you basically you build on that
6 parking lot. There are those FAR
7 ratios and you guys are basically
8 rezoning it so that the far ratio
9 is changed and, you know -- I pay
10 my taxes, property tax and whatnot.

11 It's very strange that I'm
12 funding the government to build and
13 block my whole sunlight and I'm
14 funding that so thank you.

15 ANTHONY HOWARD: Thank you,
16 Mr. Kim.

17 I will remind everyone that
18 we do not respond to comments live
19 coming in. Any comments that are
20 coming through in-person, at one of
21 the in-person scoping meetings or
22 this virtual scoping meeting or
23 that come in through mail or
24 e-mail, those will not get
25 individual responses.

1
2 They will be noted, however,
3 in the Final Scope of Work which
4 will be issued publicly. All of
5 the environmental documents will be
6 issued publicly for this project.

7 So far we have issued the
8 Notice of Intent to prepare an
9 environmental impact statement. We
10 have issued as well the Draft Scope
11 of Work.

12 Following that, we will
13 issue a Final Scope of Work, which
14 incorporates the comments that have
15 come in during the scope and
16 comment period.

17 Following the Final Scope of
18 Work, the Draft Environmental
19 Impact Statement or DEIS will be
20 published.

21 We will also make note when
22 the EIS is published that there
23 will be an EIS hearing. The public
24 is invited to attend the hearing to
25 discuss the Draft Environmental

Impact Statement.

Following the hearing on the EIS we will prepare the Final Environmental Impact Statement or FEIS. That will be made public and sometime thereafter the Record of Decision will be noticed as well. All of these documents will be available publicly at the appropriate time.

It does not appear that Mary McGee is in the room who was Speaker Number 36. So now I'm going to go back to those who we called on originally but had some issues getting your testimony.

So that first speaker will be Lizette Colon followed by Jessica Chait. If you're here still, please raise your hand, followed by Abdon Villa.

If you are one of those three that I called, please raise your hand so that we may account

for you.

Lizette Colon?

LIZETTE COLON: Yes, can you hear me?

ANTHONY HOWARD: You may begin your testimony.

LIZETTE COLON: Can you hear me?

ANTHONY HOWARD: Yes.

LIZETTE COLON: Yes.

Good evening, everybody.

Every single person on this call have something in common. We have our deepest desire to always count on a safe and decent place to live at.

Our Chelsea Elliott and Fulton Housing neighbors have been asking for years to be treated with dignity by the federal housing authorities and elected officials in New York. They have been fully neglected by the aforementioned.

Our NYCHA neighbors have

1
2 built their lives in what they
3 sincerely consider their homes. If
4 you are taking -- they want their
5 homes to be repaired. They want to
6 feel secure and we have heard that
7 speaker after speaker. They want
8 to stay where they have spent their
9 lives and many have raised their
10 kids and grandchildren. They do
11 not want their homes to be
12 demolished.

13 Nobody voted for demolition.
14 There was a survey that was
15 administered that did not have that
16 choice. You should take into
17 account also the quality of life of
18 the entire Chelsea neighborhood.

19 As one of your Chelsea
20 neighbors in Penn South, I am
21 joining the voices of many others
22 in this Zoom call, urging the
23 committee to consider the following
24 fair ask.

25 We want a scope to look at

alternatives to demolition. Our Chelsea NYCHA neighbors deserve the no demolition alternative to be evaluated. Please make it happen. Don't allow more privatization.

Thank you in advance for your consideration.

I would like to make another comment. When somebody mentioned keep your word and we will be okay, that is part of the problem. We know that they have not kept their words. Everybody that has promised things to the people that live in those buildings, they have not kept their promises and don't think that Related will do the same.

They will not honor it because if you go to -- just watch a wonderful video about Liberty Square. They were in charge of that project in Miami.

Related was in charge and three years after the people moved,

1
2 the ones that were able to stay
3 because most of them were displaced
4 -- the ones that were able to stay
5 they saw that the building was
6 already creeping three years after
7 they moved in. So Related does not
8 keep the word and that is the
9 problem.

10 Public housing should be
11 subsidized and should be maintained
12 and we should all be holding
13 accountable the elected officials
14 for that.

15 And also, something else
16 that I would like to say, in terms
17 of the environmental effect, I am
18 not considered about not having
19 light. The concern that we should
20 be having is whether or not the
21 people that live in those buildings
22 are going to have the quality of
23 life that they deserve and they
24 should not be displaced to be able
25 to get that. Allow them to stay

where they have been living.

Thank you.

ANTHONY HOWARD: Thank you.

I appreciate your testimony.

I will now call on Speaker
Number 4, Jessica Chait.

Speaker 4, Jessica, if you
are in the room, you should get the
ability to unmute your microphone.

JESSICA CHAIT: Hi. I'm
unmuted now, but I was just
listening in. I'm not here to read
a statement.

Thank you.

ANTHONY HOWARD: Thank you.

We will now move on to Abdon
Villa.

Abdon, Speaker Number 21,
you should have the ability to
unmute your microphone in a moment
and you may begin your testimony.

Speaker 21, Abdon Villa, I
will give you a few more moments
and we will move on.

Abdon, you appear to be unmuted, but we cannot hear you.

Please make sure you have a microphone connected to your device. Okay. It appears you're unmuted, Mr. Villa or Ms. Villa, I'm sorry, but we cannot hear you.

If you would like to give testimony, please do so either at the following scoping meeting in person or you may provide written testimony.

I will now move on to Speaker Number 24, Tito Delgado.

Mr. Delgado, you may unmute yourself and begin your testimony.

TITO DELGADO: Can you hear me?

ANTHONY HOWARD: We can hear you, yes. You may speak.

TITO DELGADO: Thank you.

So I grew up in public housing. I know how bad it can be. Public housing been neglected for

over forty years, maybe fifty years.

This is a land grab. We all know it's a land grab. These huge developers are coming into our community again and scooping up all this land, for what, for one Section 8 building? Are you kidding me? How can we in good conscience talk about demolishing public housing especially when there is such a crisis in housing in this city now?

The other thing I want to mention that I would really like to see a scope on finding an alternative to demolishing a building.

How come we have billions of dollars to send overseas for war and we don't have money to house our own people?

I really think that you should re-vamp this, develop a

1
2 scope and scheme for an alternative
3 plan other than demolishing because
4 that's not the answer. If people's
5 argument is there's no money, first
6 of all I don't believe it, but
7 second of all, even if that was
8 true, there are other alternatives
9 than tearing down their buildings.

10 But if it must be torn down,
11 then do what we did on the Lower
12 East Side in Delancey, we guarantee
13 that every building will be a mixed
14 income because if you put a
15 separate building aside, in effect
16 it will be a poor building because
17 they will be neglected. So please
18 take into account a scoping
19 alternative to demolishing.

20 Thank you.

21 ANTHONY HOWARD: Thank you
22 for your testimony.

23 I will now call on the final
24 two speakers, Dorothy Raftery,
25 Speaker Number 28 followed by

Speaker Number 29, Ayanna Babb.

Dorothy, you may unmute yourself and begin your testimony.

DOROTHY RAFTERY: I'm just here listening.

Thank you.

ANTHONY HOWARD: Thank you.

Speaker Number 29, Ayanna Babb.

You may unmute yourself and begin your testimony.

Give her a moment. It does not appear that Ayanna is in the room anymore.

Oh, Ayanna is in the room.

Ayanna you have the ability to unmute yourself. You should unmute yourself on Zoom so that we can hear your testimony.

Okay. To anyone who did not or was not able to provide testimony now either due to inability to do so or technical issues, you may, again, submit

1
2 comments in writing or attend the
3 next in-person scoping meeting.

4 So for that I would like to
5 take a moment here to see if Renee
6 Kate, Speaker 2 I believe, Speaker
7 Number 3, sorry Renee.

8 Are you in the room, and if
9 so, please unmute yourself?

10 Renee, if you are in the
11 room you may unmute yourself. All
12 right.

13 So I would like to take a
14 moment right now to just thank
15 everybody for coming to this and
16 offering their comments on the
17 Fulton, Elliott Chelsea project.

18 Again, you're reminded that
19 this is not the last opportunity to
20 comment. The comment period runs
21 through 03/08/2024. And comments
22 may be received via e-mail or a
23 postal mail at the address that
24 we've previously mentioned.

25 Again, thank you all for

1
2 taking the time out of your day to
3 provide testimony on this project.

4 It is important that you
5 participate in the process. And we
6 will respond accordingly in the
7 Final Scope of Work.

8 With that, time is now
9 5:51 p.m. and the public scoping
10 meeting is closed.

11 Good night, everybody.

12 (TIME NOTED: 5:51 P.M.)
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PUBLIC SCOPING MEETING
FOR THE ENVIRONMENTAL IMPACT STATEMENT
FOR THE FULTON
ELLIOTT-CHELSEA REDEVELOPMENT PROJECT

-----x

February 7, 2024

6:30 p.m.

119 9th Avenue
New York, New York

Minutes of the meeting
taken by videoconference:

Olga Raptis
Court Reporter

A P P E A R A N C E S :

ANTHONY HOWARD

RONA REODICA

TAYLOR GOLDMAN

JEFF RUBIN

NORMA MIRANDA

YUI SORI

NANCY RIVERA

CELINAS MIRANDA

JULIA POLKOVA

SANCHEZ MARIA

MARTHA PANCHOA

CARLOS BACHON

JULIO VEGA

CESAR GOLDWELL

SIMONE KADOHA

AMELIA MARTINEZ

SUSAN KENNY

MARIA ORTIZ

LAKIA WHITE

VICTORIA GREEN

WAKI ROSADO

LISA EKOMANAI

(Appearances continued:)

BENNET FREEMAN

KAYLA RODRIGUEZ

DONNA STEVENSON

STEPHEN ROSS

ALEXIS ORTIZ

ALEXA CRUZ

RUTH MEDINA

CHRISTOPHER JOHNSON

ANTHONY HOWARD: Good evening, everybody, and welcome.

The time is 6:35 p.m.

This is a Public Scoping meeting for the Fulton Elliott Chelsea project. This is the third of three scoping meetings being held for this project.

I ask that you please keep your voices to a minimum so that folks may be able to hear the meeting.

Please note that tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

My name is Anthony Howard and I'm the Director of Environmental Planning for the New York City Department of Housing Preservation and Development.

I am joined by my colleague, Rona Reodica, the Assistant Commissioner for the Division of

Building and Land Development
Services at HPD, and Taylor
Goldman, a Senior Environmental
Planner at the New York City
Housing Authority.

Tonight's meeting will be
divided into six sections.

Next slide, please.

First, we will begin with a
brief discussion of the meeting
procedures.

Second, we will introduce
the agencies and teams working on
this project, as well as give a
brief introduction on the purpose
of environmental review.

Third, we will provide a
background description of the
project.

Fourth, we will discuss the
four potential alternative
scenarios for the project.

Fifth, we will provide a
technical overview of specific

environmental review concepts and analysis areas.

Finally, we will invite comments on the project from those present, including elected officials, NYCHA residents, and members of the public.

Next slide, please.

Before going over the procedures for the meeting, I would like to thank everyone present for taking the time to attend. The goal of the meeting is to allow residents and others the opportunity to provide comments on the draft scope of work for the environmental impact statement, or EIS, for this project. I will explain a bit more what this means in a few moments.

Next slide.

During the public comment portion of this meeting, which will come after this presentation, those

who have registered to speak will have 3 minutes to provide comments. Those who provide translation will have 5 minutes. Please be mindful of these time limits when it is your turn to speak. They're important so that your neighbor and everyone who wishes to speak has the opportunity to do so.

We ask that you please be respectful and you do not speak over each other.

Additionally, no derogatory or inflammatory or discriminatory language especially directed at anyone individually will be tolerated.

If you would love to register to speak now, you may do so and you may also do that at any time during the meeting. You see my colleagues at the speaker sign-up table at the entrance to sign up to speak.

To ensure that we have an orderly meeting and that there are no disruptions while people are speaking signs, noisemakers, megaphones, speakers and other types of voice amplification devices are not permitted.

Please remain seated unless you are providing a public comment to avoid crowding the aisles once the public comment portion begins.

For the safety of all of those present, there is a zero tolerance policy regarding physical or verbal threats towards anyone, whether they be staff, residents or members of the public.

Additionally, we cannot permit the passing out of written materials containing personal attacks and or inflammatory language. If you are disruptive or threatening, you'll be asked to leave the meeting.

Now, this meeting will continue until the last person who wishes to speak have the opportunity to do so or until 10:30 p.m. where we must stop, so the facility may close for the night.

If that is the case and anyone has not spoken by that time, I will provide instructions on how you may submit comments.

In order to allow everyone the opportunity to speak, we will run this meeting without a break or pause. If I leave the stage temporarily, my colleague, Rona, will continue the meeting so that it may proceed without interruption.

Next slide, please.

I will now begin introducing the agencies and team working on this project.

First, the role of the New York City Department of Housing

1
2 Preservation and Development, or
3 HPD, is to act on behalf of the
4 city of New York as the responsible
5 entity.

6 We are also the joint lead
7 agency for this project. HPD is
8 doing this pursuant to the National
9 Environmental Policy Act, or NEPA,
10 a federal law requiring that
11 certain federally funded or
12 supported projects perform
13 environmental reviews.

14 The New York City Housing
15 Authority is acting as the other
16 joint lead agency for this project
17 and as the local project sponsor.

18 To further this project,
19 NYCHA has selected a PACT partner,
20 Essence Development and Related
21 Companies.

22 Hi. Everyone is reminded of
23 the hearing procedures. If you are
24 speaking with each other, please do
25 so at a low volume so that your

neighbors may be able to hear and not be distracted. Please keep your voices to a minimum because the echo in this room is loud and we can hear it. Thank you.

NYCHA has selected a PACT partner, Essence Development and Related Companies and is working with consultants to prepare this environmental review. Those consultants are Philip Habib & Associates, AKRF and Hillman Consulting.

Next slide, please.

What is environmental reviews. I'm now explaining more about this process.

As I just mentioned, the National Environmental Policy Act or NEPA, requires that certain federally funded or supported projects analyze the potential impacts to the human built and natural environment in an affected

1
2 area through an environmental
3 impact statement, as I described is
4 an EIS.

5 Everyone is reminded of the
6 procedures of the meeting. Please
7 keep your voices to a minimum. You
8 may not distribute signs or
9 materials. You may not distribute
10 any materials in the course of this
11 meeting, and I ask that I have
12 assistance with that happening
13 right now. You may not distribute
14 signs.

15 Thank you.

16 The EIS must consider a
17 range of alternatives and the
18 process also provide an opportunity
19 for the public to be involved in
20 decision making, allowing everyone
21 to better understand what is being
22 proposed and it provides space for
23 public comments on the analysis of
24 the environmental effects as well
25 as on possible litigation.

1
2 Please note decisions are
3 not in and of themselves made in
4 the EIS. Rather the EIS is one of
5 several factors that
6 decision-makers ultimately
7 consider. You can find more
8 information on environmental review
9 at www.nepa.gov or at the project
10 website which has been posted in
11 the room or is available by asking
12 a member of staff. We're going to
13 take a moment to pause until we're
14 able to address the situation.

15 Neighbors and residents are
16 here to listen and we have folks
17 that cannot pay attention right now
18 because of distractions in this
19 room. We are asking that this
20 individual that is distributing
21 these materials and interrupting
22 the meeting to be removed from the
23 meeting.

24 We will take a moment and
25 pause, and we'll resume when we may

be able to settle down.

Please note that we are here in a public meeting and acting in a manner that comports with what is important. You are here with others, your neighbors. Out of respect for your neighbors please be respectful. Thank you.

I'll now continue the meeting.

Describing the steps in the environmental review process for this project in Fall 2023, HPD and NYCHA identified that EIS, or as I said environmental impact statement, would be needed for this project.

In January 2024, a Notice of Intent was published in the Federal Register as well as in local publications informing the public that we would hold three scoping meetings on the draft scope of work for the EIS.

At the same time, the draft scope of work was made publicly available.

A draft scope of work is a document that describes what should be considered in EIS. Comments are received from the public at scoping meetings as well as during the public comment period and these comments help shape the final scope of work for the EIS.

The final scope of work will be prepared around the spring of 2024 after the conclusion of these meetings and the public comment period.

The final scope of work will be followed by the Draft Environmental Impact Statement or DEIS. Public hearings will be held on the DEIS.

There will also be a public comment theory during which written comments may be received. These

1
2 comments will be incorporated into
3 the Final Environmental Impact
4 Statement, or FEIS, which we are
5 working to complete in 2024.

6 And, finally, a record of
7 decision will be issued and
8 published in the Federal Register,
9 which will conclude the
10 environmental review process for
11 this project.

12 Again, I'd like to emphasize
13 that what I have just described
14 will conclude the environmental
15 review process. The environmental
16 review process, however, is not
17 about making a final decision on
18 the project. However, it is a tool
19 intended to facilitate informed
20 decision making.

21 Next slide, please.

22 There are two ways to
23 provide public comments during the
24 scoping period.

25 First, you may speak

publicly during any of the three
scoping meetings. Your comments
will be transcribed.

As I mentioned earlier, each
speaker may speak for 3 minutes
unless you require translation, in
which case you may speak for five.

If you have not yet signed
up to speak but would like to do
so, you may see my colleagues at
the speaker sign-up table at the
entrance.

We'll begin the public
comment portion of this meeting
after the poll presentation,
beginning with comments from
elected officials and before
inviting comments from residents
and members of the public.

If you do not wish to speak
publicly or cannot, you may also
email your comments to
NEPA_ENV@HPD.NYC.gov
<mailto:NEPA_ENV@HPD.NYC.gov>.

1
2 The address appears on the
3 screen on the project website and
4 may be requested today from a
5 member of staff. You may also mail
6 your comments to my attention at
7 the New York City Department of
8 Housing Preservation and
9 Development.

10 The address also appears on
11 this screen, the screen is here,
12 the project website, and you may
13 also ask a member of staff.

14 Please note there is no
15 length limitation on your written
16 comments. You may provide comments
17 orally in addition to written
18 comments via e-mail or mail.

19 We began accepting public
20 comments on 01/08/2024 and will
21 continue to do so until 03/08/2024.

22 All public comments, no
23 matter how they are received, will
24 be given equal attention and
25 responded to equally. Please note

1
2 the purpose of this meeting is to
3 hear your voice. We want to hear
4 your comments, and we'll
5 incorporate them into the official
6 record for this project. However,
7 we cannot respond directly to
8 individual speakers or comments
9 this evening.

10 Again, I'd like to thank you
11 all for being here, and I'll pass
12 the presentation to my colleague at
13 NYCHA, Taylor Goldman, who will
14 provide more information on the
15 project and the environmental
16 review.

17 TAYLOR GOLDMAN: Great.

18 Thank you, Anthony and
19 welcome everybody.

20 My name is Taylor Goldman.
21 I'm a Senior Environmental Planner
22 with New York City Housing
23 Authority.

24 I'll give a brief project
25 background presentation and

overview of the alternatives.

Next slide, please.

Great. This project is occurring across two separate NYCHA campuses made up of four NYCHA developments; that is Fulton Houses, Elliot Houses, Chelsea Houses, and Chelsea Addition.

Both campuses are located between 9th and 10th Avenue in the Chelsea neighborhood of Manhattan. Some features of the neighborhood include Chelsea Park located just north to the Elliot, Chelsea, and Chelsea Addition campus. Chelsea Market just south of Fulton Houses as well as the Highline located just west of 10th Avenue.

Collectively, these sites are referred to as the project sites.

Next slide, please.

Fulton Houses is located on portions of blocks on the west side

of 9th Avenue from West 16th Street to the south up to West 20th Street to the north. The development was built in the early 1960s with 11 buildings made up of three 25-story buildings and eight 7-story buildings.

There are 944 apartments in the building, housing approximately 2,100 residents. The Hudson Guild community facility space is also located on this campus in Building 7.

Next slide, please.

Elliot Houses is located on portions of blocks on the east side of 10th Avenue from West 26th Street to the south to West 27th Street to the north. Sorry, West 27th Drive to the north.

The development was built in the 1940s and is made up of four 11 and 12-story buildings with 591 apartments housing approximately 1,400 residents.

There is also a one-story Children's Center located in, in Building 1, also operated by Hudson Guild.

Next slide, please.

Chelsea Houses, which you can see on the bottom parcel of the map, was built in the early 1960s and is made up of two 21-story building and 425 apartments housing approximately 1,000 residents and Chelsea Addition located in the top portion of the map is a single building that was constructed in 1968 and had 96 apartment housing seniors.

Within the Chelsea Addition building, there is also a Hudsonville Community Center.

Next slide, please.

The proposed actions that would facilitate this redevelopment include permission of applications to the United States Department of

Housing and Urban Development through the Permanent Affordability Commitment Together, or PACT, program.

This would allow for the deposition of public housing property. This also is allowed under Section 18 of the United States Housing Act of 1937, as well as through the Rental Assistance Demonstration Program that would convert existing subsidies from Section 9 into project based vouchers or PBV, subsidies under Section 8.

Additionally, an application for funding through Hud Choice Neighborhood Initiative Implementation Grant Program will be submitted.

This would allow for the stage replacement and demolition of all existing dwelling units and community facility spaces at the

project site and the stage development of additional new mixed use buildings on the project site.

Next slide, please.

The purpose of the proposed action is to improve the quality of life and housing stability for existing public housing residence of the Fulton and Elliot Chelsea Houses.

The purpose of the proposed action is also to facilitate the construction of additional affordable and market rate housing units to address housing needs in general in New York City. This would also provide a stable funding source to financially support the tax portion of the project.

Next slide, please.

I'll now discuss the four alternatives that have been identified in the drop scope of work. They have been determined as

the No Action Alternative, the Rezoning Alternative, the Non-Rezoning Alternative, and the No Significant Adverse Impact Alternative. All four alternatives will be analyzed for a 2040 build year when all buildings and programming on site are anticipated to be completed and in operation.

Next slide please.

First, the No Action Alternative. This alternative serves as a baseline for analysis and assumes that the existing buildings would continue to exist as they do today. This includes 22 existing buildings with 18 residential buildings, 2 community facility spaces, and 2 storage and garage buildings.

The tallest building would remain at 232 feet tall, or 25 stories, with 2,056 existing residential units remaining. The

existing 56,859 gross square feet of community facility neighborhood space and 10,300 gross square feet of daycare space, both operated by Hudson Guild, would also remain on site, as well as the 95 accessory parking spaces currently on site at Bolton Houses.

The only improvement that would be anticipated by the 2040 build year would be typical capital repairs as needed and no new developments would occur on site.

Next slide, please.

The next alternative is the Rezoning Alternative. For this alternative, NYCHA and the PACT partner with seek approval of discretionary and use actions for New York City Uniformed Land Use Review Process or ULUR Process.

At this time, the land use actions are anticipated to include a zoning map amendment to allow

12.0 for area ratio, or FAR, to be permitted within 100 feet of avenues and 8.0 FAR along the mid-block.

Where needed and appropriate through the zoning map amendment that would also establish a commercial overlay to permit proposed retail and supermarket spaces and building bases along avenues.

The second land use action that would be sought will be a zoning text amendment to establish a mandatory inclusionary housing, or MIH, area on the project site and the third land use action would be the request of a large scale general development, which would facilitate the proposed site plan to allow distribution of floor area without regard to zoning outlines or district boundaries, as well as allow the location of buildings

without regard for applicable yard, court, or height regulations.

Next slide, please.

With the approval of the identified land use actions, the rebounding alternative would result in the development of 15 new buildings with the tallest building on site being approximately 416-feet tall, or 39 stories. There would be a total of 5,510 dwelling units within the buildings, which is made up of 2,056 project based Section 8 units to fully replace the existing NYCHA units plus an additional 3,454 new dwelling units made up of 1,038 affordable dwelling units and 2,416 market rate units.

In total, there will be 144,082 gross square feet of community facility and neighborhood center space, which is inclusive of the full replacement of the

existing Hudson Guild community facility and neighborhood center space at the site. This would also include an additional 87,223 gross square feet of community facility and neighborhood center space in addition to the 56,859 replacement space as well as additional and new daycare space, medical office space, local retail and supermarket space.

Finally, there will be one additional parking space introduced at Fulton Houses for a total of 96 parking spaces.

Next slide, please.

The Non-Rezoning alternative would not require the approval of the identified landing use actions and will be permitted under current site conditions. This alternative would result in the development of 17 new buildings with the tallest building on site being

approximately 416-feet tall or 39 stories. The building would include a total of 3,839 dwelling units made up of 2,056 project based Section 8 units to fully replace the existing rental units plus an additional 1,783 new dwelling units.

These new dwelling units will be made up of 536 affordable dwelling units and 1,247 market rate units. In total, there will be 175,007 gross square feet of community facilities and neighborhood center space inclusive of the full replacement of the existing 56,859 gross square feet of community facility and neighborhood center space operated by Hudsonville.

There would be an additional 118,148 gross square feet of community facility space as well as new and additional daycare space,

medical office space, local retail and supermarket space. Finally, there will be one additional parking space introduced at Fulton houses as well for a total of 96 parking spaces.

Next slide, please.

When significant adverse impacts would result from a proposed action, it is standard practice to include an alternative to the project that would result in no significant adverse impact.

The EIS will present an analysis to determine changes that would eliminate all the significant adverse impacts through the no significant adverse impact alternative.

Additional analysis would consider if these changes would not only result in no significant adverse impacts but would also meet the identified purpose and need of

the action.

Next slide, please.

This is a general overview of what we've just described between all four alternatives. The no significant adverse impact has not been determined fully at this time, as it is a result of significant adverse impacts identified in the EIS.

Next slide, please.

This is the proposed site layout for Elliot Chelsea under the Rezoning Alternative plan.

Next slide, please.

This is the proposed site layout for Elliot Chelsea under the Non-Rezoning Alternative plan.

Next slide, please.

This is the proposed site layout for the Fulton Houses under the Rezoning Alternative plan.

Next slide, please.

This is the proposed site

layout for the Fulton Houses under
the Non-Rezoning Alternative plan.

Next slide, please.

I would like to now invite
Jeff Rubin who is with Phillip
Habib & Associates, the
environmental consultant on this
project, to present on the
technical analysis areas that will
be included in the environmental
review.

The mic on the right hand
side at this stage to be unmuted
please. The mic on the right side
at this stage to be unmuted please.

JEFF RUBIN: Thanks, Taylor.

Thanks, Anthony for the
technical help with the microphone.

I'm going to step down a
little bit.

Thank you, everyone.

Good evening, everyone. My
name is Jeff Rubin. I'm a City
planner with Phillip Habib &

Associates.

I will give a technical overview of the draft scope of work, which presents the proposed framework for preparation of the environmental impact statement, which is also referred to as the EIS.

Comments received at these scoping and in writing during the public scoping period will be considered, and as warranted, revisions to the draft scope of work will be incorporated into the Final Scope of Work.

The Final Scope of Work will formally establish the framework for the EIS. The EIS will be consistent with the guidelines of the National Environmental Policy Act, which is known as NEPA.

As applicable, the EIS will also be consistent with technical analysis guidelines of the New York

State Environment Quality Review Act, known as SEQRA, and the New York City Environmental Quality Review procedure, known as SEQR.

As detailed in the draft scope of work, the proposed action requires analysis of a number of technical areas. Assessing the effects of the proposed action on all these technical areas is very important. For now, I will briefly discuss a few key areas.

As a proposed action, we need use new residential developments including new affordable housing needs. The EIS will analyze the effects on local community facilities, including schools, publicly funded daycare and libraries.

In addition, the EIS will also assess the effect on associated economic conditions, including the potential for direct

or indirect residential
displacement.

Given that the proposed
action would result in new
buildings with heights and
locations that are different from
the existing conditions, the EIS
will analyze the effects of the new
buildings on urban design and
visual resources. The EIS will
also analyze the effects of new
shadows passed by the proposed
action buildings on nearby public
open spaces, historic resources,
and national resources.

The proposed action would
result in an increase in the number
of vehicle trips, increased
ridership on mass transit
facilities, and an increase in
pedestrians in the vicinity of the
project site.

Therefore, the EIS will
analyze changes in traffic,

transit, pedestrian and parking conditions that would occur as a result of the proposed action.

Next slide, please.

In addition, the EIS will propose mitigation measures to address any significant adverse impacts that are identified. Where impacts cannot be mitigated, they will be identified as unavoidable adverse impacts.

Thank you.

ANTHONY HOWARD: Thank you, Taylor, and thank you, Jeff, for the presentation.

I see some folks have joined late. So for those who have just joined after my earlier comments, I'll introduce myself again and provide information on the public comment period.

My name is Anthony Howard. I'm the Director of Environmental Planning for the New York City

Department of Housing Preservation and Development or HPD. HPD is acting as the responsible entity for this project pursuant National Environmental Policy Act, or NEPA.

This is the third of three scoping meetings being held for this project.

Please note that tonight's meeting is being recorded so that we may accurately and fully capture all comments from the public.

There are two ways to provide comments during the scoping comment period. You may first speak publicly tonight at this meeting. Your comments will be transcribed. Each speaker may speak for 3 minutes unless you require translation, in which case you may speak for 5.

If you have not yet signed up to speak and would like to do so, you have an opportunity now.

Please go register with my colleagues at the table outside the meeting room here, but if you do not wish to speak publicly or cannot do so, you may e-mail your comments to NEPA_ENV@HPD.nyc.gov, the address you can see on the screen. So you can slide over so you can see the address. Okay.

You can see the address here on the screen with the e-mail and you can also request it from a member of our staff.

Note that there's no length limitation on the length of your written comments, and you may also provide the comments orally as well as in writing.

We began accepting public comments on January 8th. We'll continue to do so until 03/08/2024.

All comments, no matter how they are received, are given equal attention and responded to equally.

1
2 The purpose of today's
3 meeting is to hear your comments
4 and to introduce them at the
5 official record for this project.
6 In that regard, we cannot respond
7 directly to individual speakers or
8 comments this evening.

9 So with that, I'm going to
10 conclude the presentation portion
11 of this evening, and we're going to
12 turn to the public comment portion.

13 Just as a reminder, we'll
14 start the comment portion first by
15 inviting comments from any elected
16 officials and then invite residents
17 and community members to comment in
18 the order in which they have signed
19 up to speak.

20 I ask, just so that you are
21 ready to provide your comments, I'm
22 going to call several speakers in a
23 row three at a time. Okay.

24 Because the aisles are a
25 little tight here, I just ask that

1
2 if you are the second or third
3 person to just be ready to get up
4 so that there is not a long delay.
5 So I'm going to call the three
6 speakers, and before I move to this
7 portion of the presentation, just a
8 remind of the procedures.

9 We're going to be respectful
10 of one another. Your opinions on
11 the project are important to be
12 voiced, but you need to be able to
13 be respectful in indicating your
14 perspective. That's very, very
15 important. And please don't talk
16 over each other. Let everyone
17 speak who has waited the
18 opportunity to do so. Keep your
19 comments to the three-minute or
20 five-minute time so that we may be
21 get everyone's testimony who wishes
22 to speak.

23 So, again, when your number
24 is called, I ask that you get ready
25 to be prepared to speak, and again,

we'll continue until every person that wishes to speak has done so, or until 10:30 when we have to leave the room, so that the facility may close.

At that point, I will remind everybody how to submit their comments.

So the first three speakers that I'm calling up are Speaker Number 1, Norma Miranda, followed by Speaker Number 2, Yui Sori who will be providing comment and in Mandarin and will have 5 minutes, followed by Speaker Number 3, which will be Nancy Rivera.

Speaker Number 1, Norma Miranda. Please come up to the microphone. Okay. Yes, we were going to bring the microphone up to you so that you may provide your testimony. If you do have a mobility concern, please let us know so that we may provide your

testimony. If you have a mobility concern, please let us know.

NORMA MIRANDA: Good evening.

My name is Norma. I'm just concerned that every time we go to this meeting all over again, same topics, same details, same (inaudible). And some they take three, they take four and nothing constructive. Nothing is done. So why are we going to the meetings if it's the thing, same topics.

ANTHONY HOWARD: Is your testimony is concluded? Okay.

NORMA MIRANDA: Yes.

ANTHONY HOWARD: We will now move on to Speaker Number 2.

Ms. Sori will be speaking in Mandarin but translation. Please set the time at 5. You may begin your testimony.

YUI SORI: Good evening, ladies and gentlemen.

My name is Sori and I'm so proud to be one of the residents in Chelsea homes and I love my neighborhood.

It's full of happy people and I feel so lucky and proud to be in such a beautiful place and it's very convenient with all transportations.

However, although with all the beauty and convenience in this neighborhood, our living condition is also facing some challenges.

With a history of 56 years in the neighborhood and we found our living space and the condition and actual the condition of the facility is really facing big challenges.

A lot of inconvenience, like, I'm facing every single day, I basically live on the 14th floor and the pressure for the water is not high enough and that make me

1
2 feel like spending a long time when
3 I take my shower routine. And also
4 the ventilation system in my
5 bathroom is horrible and making all
6 kinds of noise and making me unable
7 to fall asleep.

8 You know, the smells of
9 cigarettes is horrible also in the
10 elevator. And my sink in the
11 kitchen is always leaking. It's
12 not only inconvenient for myself,
13 it's also not safe for the people
14 living below my apartment.

15 Also the roaches is a very
16 severe problem, and the pest
17 control is always the major
18 challenge and it's just disgusting.

19 Also, I am on the 14th floor
20 and the heating system is just it's
21 such a way and it's way too hard
22 for me. And the radiator also,
23 like, it's making my room too hot
24 for me and I cannot even fall
25 asleep and it's really beyond

average.

ANTHONY HOWARD: Thank you.

Thank you -- you may please translate that. Translate the rest of that.

YUI SORI: Okay.

To be short, just the security issue with the building and also my door knob doesn't work consistently and I can be locked out of it for half an hour until the next resident comes to open the door.

ANTHONY HOWARD: Thank you.

We'll now move on to Speaker Number 3, who is Nancy Rivera.

Nancy, I'll hand you a microphone to provide your testimony.

After Speaker Number 3, I have Speaker Number 4, Celinas Miranda, Speaker Number 5 as Julia Polkova, and Speaker Number 6 as Maria Sanchez, who will be speaking

in Spanish with translation.

So Nancy Rivera you may begin.

NANCY RIVERA: Hello, everybody.

Good evening (inaudible).

I'm speaking because I've been here 26 years, which remains today 26 years, and I only have gone straight down and I feel that I'm all for the demolition, 100 percent demolition --

ANTHONY HOWARD: Could you speak closer to the microphone?

Thank you.

NANCY RIVERA: -- 100 percent demolished, but I feel that we got to start with housing.

We have to cut out housing and the people in management is horrible. We can go and she's always busy. She's very rude. We need to feel comfortable. There's a lot of people that are afraid to

go and speak to management because of how they're going to be treated.

Third, I feel that we need more affordable supermarkets for us and more diversified, like, restaurants like lacking different cultures of restaurants instead of the ordinary that we have all the time. That's basically all I want to say.

I'm looking for some change and because -- and the safety in housing here. The people that live here don't respect where they live and they bring other people from the outside and they disrespect our home. And it makes it very unsafe for us to come in and out of our building.

Thank you very much.

ANTHONY HOWARD: Thank you.

We now move to Speaker Number 4, Celinas Miranda.

CELINAS MIRANDA: Okay. I'm

going to continue from last week.

There's always all sorts of unwanted and disturbing noise in a construction site. I want to know what type of noise restriction will be made and for who?

The 7:00 a.m. to 6:00 p.m. noise allowance will not work in a residential site because the ones that live here will feel a full effect of the noise pollution, including those who are at home the whole day, such as the retired, the elderly, the unemployed, and those who are disabled. Remember that the disabled cover a broad range of conditions. Not all disabilities are visible to the eye.

Regarding the kids that lived in Ground Zero, this construction site, going to school in this vicinity, such as PS 33 or PS 11, will expose them to the noise pollution the entire day.

1
2 People who are at home the
3 whole day will have to endure all
4 of the burdens that take place in a
5 construction site.

6 It's an injustice to the
7 NYCHA residents and neighbors who
8 feel the burden the most, as
9 opposed to the new tenants that are
10 expected to come in. They will
11 never be here during the
12 construction phase. They will only
13 come in once everything is set and
14 done. They will never know the
15 burden and sacrifices the NYCHA
16 residents have to live through and
17 suffer. The NYCHA residents will
18 have to put up with it for the next
19 fifteen, twenty years or more.

20 Let's not forget the FEC
21 tenants who work night shift and
22 need to sleep during the day. This
23 continuous aggravation of the FEC
24 tenants is a health hazard in many
25 levels. This persistent and

escalating source of sounds will interfere with normal activity such as sleeping or recuperating from an already existing illness.

It will also cause stress-related illnesses such as high blood pressure, speech interference, hearing loss, respiratory agitation, headache, and in case of extremely loud constant noise, (inaudible) and even heart attack. There will be plenty loss of productivity among us FEC tenants and high risk of obtaining all sorts of health conditions.

Studies have shown that noise is responsible for 12,000 premature deaths and new case of heart disease every year. Noise becomes harmful when it exceeds 75 decibels, but the usual construction sounds are in the 80, 90 and above decibels levels.

1
2 This is not a retail zone.
3 This is residential. A community
4 of individuals and families that
5 Related and Essence is intruding
6 upon and outright violation of our
7 peace.

8 I hope you can see how this
9 is an absurd idea and if you
10 approve this, you will only be
11 catering to the winds of greedy and
12 careless developers. Related do
13 not care about the NYCHA tenants.

14 They are not social workers
15 nor doctors. They are real estate
16 developers. Please do not include
17 yourself in the plot to push us
18 out. This is our home.

19 ANTHONY HOWARD: Thank you,
20 Ms. Miranda.

21 Speaker Number 5 is
22 Ms. Julia Polkova.

23 JULIA POLKOVA: Thank you.

24 ANTHONY HOWARD: Okay.
25 We'll give you a moment to make

your way up.

JULIA POLKOVA: Would you want me to speak right now without the microphone or --

ANTHONY HOWARD: We'll give you a microphone so we can transcribe your comments.

JULIA POLKOVA: Okay.

ANTHONY HOWARD: Can the microphone be passed over? As I call your name, remember to be ready to move.

So after Ms. Polkova, we will have Speaker Number 6 is Maria Sanchez, Speaker Number 7 is Martha Panchoa. If I am mispronouncing, I apologize.

And Speaker Number 8, Carlos Pancho.

Ms. Polkova, you may begin your testimony.

JULIA POLKOVA: Good evening, everyone.

I want to raise some issues

about the safety and hygiene in the
420 West 26th Street.

I've been raising these
issues for the last four meetings
before. So since the new project
starts, we are going to remain here
probably approximately three to
four years.

So our entry, the lobby, is
constantly with the broken doors.
We cannot safely enter and exit our
building. Our lobby is full of the
people who are outside. They are
not residents at all.

Now, we are seeing in the
last three, four years maybe before
the COVID, COVID and now that there
is like an influenza-like symptoms,
full of people that are living into
the our staircase and we are
residents on 1st floor now we can
see the people that are sleeping,
eating, and living between the
staircases, celebrating New Years,

1
2 making the noise, screaming putting
3 the bicycle in there, pooping --
4 I'm sorry -- sleeping, eating,
5 doing all sorts of things on the
6 roofs and we cannot spend a
7 peaceful night in there. We are
8 not safe.

9 I'm telling you that it's
10 like infection control coming here.
11 I don't know how they're going to
12 push ourselves in there. After
13 that, we don't have any security in
14 here on the stairs that it's
15 promised that it's going to be done
16 since last September 2023.

17 We've been having the
18 securities in there like police
19 patrolling through, you know, the
20 building, and we've been in very
21 better condition. Right now, we
22 don't have these and people from
23 outside doing whatever they want in
24 our building. It's totally not
25 safe to live there. It's totally

not safe for the families, the kids have to visit, you know, our parents and grandparents.

So this has been a big issue. Please, you know, you have been promising that this police control is going to be back to the doors and nothing is being done. It's very unsecure. It's not good for the health. It's not good for the community. It's not good for the residents. It's not good for New York City. It's not good for the health and nobody else.

Thank you very much.

ANTHONY HOWARD: Thank you, Ms. Polkova.

Speaker Number 6, Maria Sanchez will be speaking in Spanish with translation.

Speaker Number 6, Maria Sanchez.

Ms. Sanchez?

MARIA SANCHEZ: Yes.

ANTHONY HOWARD: You'll be speaking?

MARIA SANCHEZ: I will be reading.

ANTHONY HOWARD: You'll be reading the translation. Okay.

MARIA SANCHEZ: My name is Maria Sanchez.

I'm going to be reading for this --

ANTHONY HOWARD: Read to them.

MARIA SANCHEZ: My name is Maria Sanchez. So I am a resident of Elliot Houses for --

ANTHONY: Could you be just quiet for the translation, please?

MARIA SANCHEZ: -- for five years, where I've raised all of my children, and for the past nine years, my sister Gloria Ajepo (phonetic) has lived with me.

I am opposed to demolition.

I will be 77 years old next

1
2 month and the 45 years I have lived
3 here is all I know to be home. I
4 don't want my home to be intervened
5 and disrupted. Please help to save
6 my home. I am happy here with my
7 family and my neighbors in my brick
8 buildings surrounded by
9 (inaudible.)

10 My health has been enhancing
11 due to the abundance of trees that
12 we have. They filter out the
13 pollution of the City. The
14 demolition of buildings and
15 destroying our trees will do the
16 exact opposite on my health.

17 This will also take a toll
18 on my overall wellbeing.

19 Please help and protect us
20 from this invasive social
21 experiment.

22 ANTHONY HOWARD: We will
23 give a moment for the translation.

24 Thank you for your
25 testimony.

We'll now move on to Speaker
Number 7, Martha Panchoa.

Martha, you will be
providing testimony. Come to the
microphone please.

Martha, you'll be speaking
in Spanish with translation.

MARTHA PANCHOA: I have
lived 18 years in this community
and I feel very happy here, but we
have many problems here on these
buildings. We have like leaking
(inaudible) and here to fix all the
things I have.

I have been four years
asking to repaint my apartment. I
have all the tickets, all the
paperwork done and they don't come.

The maintenance is not good
at all. There are people peeing on
the floors. They clean up one day
and then they forget to clean the
other days so it's really a mess
and we hope that with this new

environment is going to be better and.

The doors are not working at all so the people from outside can come inside. We are not safe in our building and in our apartment. So we hope you do something about it.

We hope with the new project everything is going to be better. I come to every meeting, and we have to wait and see what happens.

ANTHONY HOWARD: Thank you for your testimony.

We'll now move on to Speaker Number 8, Carlos Bachon. I apologize if your name is mispronounced. Carlos will be speaking also in Spanish with English interpretation.

Is Carlos in the room? Carlos? I do not see Carlos in the room.

CARLOS BACHON: I'm here.

1
2 ANTHONY HOWARD: Oh, you
3 have a testimony. Okay.

4 Following Carlos, I'll call
5 the next three speakers, that will
6 be Julio Vega, Speaker Number 9.
7 Speaker Number 10 will be Cesar
8 Goldwell and Speaker Number 11 will
9 be Simone Kadoha.

10 So we will take the
11 testimony of Speaker Number 8,
12 Carlos Pancho.

13 CARLOS BACHON: So I will
14 read the comment from Mr. Carlos in
15 English.

16 ANTHONY HOWARD: And then
17 translate into Spanish, the piece.

18 CARLOS BACHON: I would
19 prefer if he would give the comment
20 and then I can just translate it
21 because --

22 ANTHONY HOWARD: You would
23 have to give the comment.

24 CARLOS BACHON: -- I'd be a
25 lot simpler than translating but I

can give it a shot.

My name is Carlos Bachon. I live in the Elliot buildings.

I have been there for 18 years with my wife, Martha. I'm 82 years old, and I feel that living in this particular community with all the greenery and abundance of trees help maintain my healthy lifestyle.

Presently, I have no detrimental health conditions. The current proposal will further deteriorate our environment.

Do not add toxic particulates to the proposed areas. No demolition. Protect NYCHA residents. Safeguard our health.

I stand before you to say no to this invasive project. Not in my backyard.

ANTHONY HOWARD: Thanks for your testimony.

Speaker Number 9 will be

1
2 Julio Vega followed by Speaker
3 Number 10, Cesar Goldwell, and then
4 again speaker 11, Simone Kadoha.

5 So if you could get ready to
6 speak, we will take the testimony
7 of Mr. Vega.

8 JULIO VEGA: Yeah, good
9 evening.

10 (Inaudible) those seem to
11 start last summer when they came up
12 and said that they're going to do
13 renovations and we have options of
14 that or demolitions and they take
15 us out of our apartments
16 temporarily and they fix the
17 apartments and renovate them.

18 So they brought us down to
19 Bushwick to this nice apartments,
20 you know, number of the bathrooms.

21 They put down, you know,
22 wood floors and stuff. It looked
23 kind of nice, and they also
24 upgraded the security.

25 So they had cameras so that

1
2 they could see people coming in and
3 all that, and it seemed nice. And
4 then later on it just turned out
5 that they changed their minds and
6 said, oh, no. You can't afford
7 that. We're going to have to tear
8 down the apartments.

9 And it just feels like it
10 was a bait and (inaudible) and said
11 hey, I don't know any otherwise.
12 Because this is the first time I've
13 heard people say they want
14 demolition.

15 I don't know any of my
16 friends or neighbors that live
17 here, and I've been living here
18 since '88. I moved in here because
19 my wife got sick and she couldn't
20 walk up the stairs. She had lupus.
21 And one day, you know, she was
22 waiting for kidney transplant. I
23 come home and the apartment was on
24 fire. There was a restaurant fire,
25 so I had to move from there.

1
2 Luckily, they just expedited
3 it and I was able to move into
4 Chelsea. And thank God I had two
5 daughters that I raised by myself
6 and my wife died, you know, waiting
7 to have the transplant.

8 So thank God my daughters
9 grew up healthy and it just seemed
10 like this whole thing was
11 unnecessary, you know. And they're
12 going to tear down these buildings
13 that just need, you know, some TLC.

14 They don't need to be torn
15 down, and yeah, that's all I have
16 to say.

17 ANTHONY HOWARD: Thank you,
18 Mr. Vega.

19 JULIO VEGA: Thanks.

20 ANTHONY HOWARD: Speaker
21 Number 10 will be Cesar Goldwell,
22 who will be speaking I believe in
23 Spanish.

24 Oh, okay. We will not be
25 taking that testimony right now.

We will now move on to
Speaker Number 11, Simone Kadoha.

Simone, you can hand your
speaker card over you.

SIMONE KADOHA: The
displacement of public housing
residents is a pressing issue that
extends far beyond just their
physical relocation. It has
significant implications for the
health and wellbeing of our
community members. There are some
points to consider.

Environmental exposures.
Moving to new environment exposes
residents to different
environmental risks, including
pollutants and hazardous
conditions. This can have adverse
effects on physical health,
exacerbating respiratory conditions
like asthma, increasing the risk of
other health problems.

Educational disruption.

Displacement disrupts educational continuity for families with children, leading to a long-term consequence for academic achievement and overall wellbeing. The COVID-19 pandemic has highlighted the importance of stable housing for educational access.

Nutritional challenges. Changes in enabling resources can impact access to healthy food options, exacerbating existing nutritional disparities. Financial constraints further limit residents' ability to access nutritious food leading to adverse health outcomes.

Chronic health conditions. Public housing residents already face high rates of chronic health conditions, which may worsen due to disruption of continuity of care during displacement.

Environmental factors like exposure to toxin can also exacerbate these conditions. The fact that we also have a hospital closing, Beth Israel 16th Street, has not helped.

The fact that St. Vincent closed to have luxury housing has not helped. We have a neighborhood health center that does not center the neighborhood. It's a sexual health clinic. At one time it was actually both. It does not, like so many things in this neighborhood, center the neighborhood and the housing residents in this development.

The importance of that is that it will only get worse as you bring more people who are not us into this environment. We already have so many problems. We are kind. We have welcomed the children at the avenues who use our

development and also at Chelsea Park. You have not said where the open space will be. We need open space. Those are also environmental factors that must be adhered to.

Also, we stand in the Hudson Guild. For the last 127 years, it has helped and welcomed this community.

When you move it, what happens to this community? What happens to the summer school programs? What happens to the after school programs.

We also have where elders are also fed here a meal, social cohesion. This is a place where everyone, the community, comes together. Not just the people who live here, but the people in this neighborhood.

This is a neighborhood that services a great many people. So

you'll have to look at the direct
and indirect --

ANTHONY HOWARD: All right.

SIMONE KADOA: -- causes of
displacement.

ANTHONY HOWARD: Thank you
miss for your testimony.

SIMONE KADOHA: Also in
terms of environmental --

ANTHONY HOWARD: Thank you.

SIMONE KADOHA: -- justice,
we are low income and minority
communities. We have always bared
the brunt of everything and we will
continue to do so --

ANTHONY HOWARD: Thank you.

SIMONE KADOHA: -- for
everything they have done --

ANTHONY HOWARD: Ms. Kadoha,
you have -- there are other
citizens.

Thank you.

We'll now call on the next
people who signed up.

I have Speaker Number 12 who is identified as Amelia. If you are Amelia, please make your way to the microphone.

AMELIA MARTINEZ: I use --

ANTONY HOWARD: We'll bring it up -- okay. We'll bring it up to you. After Amelia, we have Susan Kenny as Speaker Number 13, followed by Maria Ortiz, Speaker Number 14.

Amelia, you may begin your testimony.

AMELIA MARTINEZ: Okay.

Again, my name is Amelia Martinez.

I can't say what I hear so many people here saying, that they've been here 30 years, 40 years, 50 years, 18 years.

I'm basically new to this community. I've been here for 9 years. I'm part of the Fulton campus. But during those 9 years,

I have seen the constructure --
everything's falling apart.

If there's a flood on the
25th floor, it literally rains -- I
live on the second floor. It rains
in the elevators all through the
floor.

Security. We get, you know,
because of the economic situation
in this country, there are more
homeless. Where do they go.
Wherever they find a place to go.

Last night I came home from
doing my groceries and a package
fell and two homeless materialized
out of nowhere. I was fearful.
They purported to help when my
package fell, but they were also
trying to lift whatever they could
from my packages.

When I turned around in the
lobby, they were gone. That's a
major problem in the Fulton campus.
I don't know anything about the

Elliot campus.

Another problem. You know what? I'm all for demolition because there is no such thing as renovating what cannot be fixed.

The plumbing. I've seen pictures of what the downstairs looks like. I've been coming to the meetings consistently since PACT was brought into, you know, the limelight. They touch valves to open or close them. They literally crumble in their hands.

The electrical. People that want to do renovations don't realize the involvement. If they're going to do electrical and plumbing, they would have to do a whole line in the building at a time. That in itself brings in what I've heard people complain about; the noise, the construction, traffic, you know, the dirt, the dust, everything else.

I'm for demolition because, you know what, I see it getting worse and worse and worse and I moved here from the worst housing project in New York City. When I came here, I felt like the heavens had opened. I love the community. I like the diversity of the community. With demolish and rebuild, we'll have more choices as to --

ANTHONY HOWARD: Thank you, Ms. Martinez.

AMELIA MARTINEZ: -- grocery shopping.

ANTHONY HOWARD: Thank you for your testimony.

I'll now move on to Speaker Number 13 who is Susan Kenny.

SUSAN KENNY: I'm here.

ANTHONY HOWARD: Thank you, Susan.

You may come to the microphone and provide your

testimony. After Susan is Maria Ortiz followed by Lakia White, Speaker Number 15.

SUSAN KENNY: Can I speak without the microphone?

ANTHONY HOWARD: You have to speak into the microphone. We can hold it for you.

SUSAN KENNY: I can speak louder because I got a voice. I've been in this project. I came here in 2012 and I live in 420. And you still have the crime and you have the whole list and you have the drug lords. I am frightened of it and I keep on calling the PSA or the cops and they don't respond.

Another thing, I have to keep on reporting repairs. The elevator breaking down. I live on the 15th floor. It's not good. I'm with number 5. Number 5 rented my building. She lives on the top floor.

1
2 So I need to know what's
3 going to happen. Is it going to be
4 better? If we move to a new
5 building, are we still going to
6 have the same bad people doing bad
7 things in the building and stuff?

8 Right now, I try to report
9 to the cops, Go over to the
10 building and get those people out.

11 This morning there was a guy
12 in front and on the canopy and he
13 wasn't a housing worker, he was a
14 homeless person, and I said
15 something and he cursed at me and
16 he said he wanted to hit me.

17 So I need to know what's
18 going to happen. I'm going to --
19 is it going to be better that we
20 get new homes and violence is not
21 going to be here and everything
22 else put together?

23 I appreciate it if there's
24 no violence and we're together
25 because I'm elderly. I'm going to

be 65 in May and I'd like to know what's going to happen.

ANTHONY HOWARD: Is that the conclusion of your testimony?

SUSAN KENNY: Thank you.

ANTHONY HOWARD: Thank you.

SUSAN KENNY: Yes, sir.

Thank you.

ANTHONY HOWARD: Thank you.

We'll now move on to Speaker Number 14, Maria Ortiz.

MARIA ORTIZ: So my name is Maria Ortiz. I live in (inaudible) and I am the co-chair of Housing Health & Human Services at Manhattan Community Board 4.

I am not here in that role. Okay? I'm not here in that role.

I am here because my grandmother moved here at 466 on 26th Street in 1958 and she raised my mother and my aunt here.

And I myself was born and raised here. Lived here on and off

for the first 25 years of my life, along with my brother. We attended the same elementary school as my mom and my aunt. He is 33. It was very different then.

I no longer live here because my grandmother passed away and I wasn't on lease and I had to leave per court order. And I was fortunate enough to get an 80/20 where I live now for the past 20 years.

When I first heard about the demolition in about 2018/2019, I was actually in favor because I see the improvement in my own life in quality of my living, being in a new building.

But there was a process with several stakeholders and a working group was created that lasted well over a year and even met during COVID and included -- there was financing for how the renovations

could be done and the plan was for no demolition.

The tenants and the other stakeholders mainly actually agreed on the plan into a consensus. That's what changed my mind, along with the lack of transparency from the parties involved.

I still sit uneasy with the fact that during meetings it's highlighted that there was a "vote," now it's called a survey that tenants prefer demolition but did the questionnaire say it was a survey, did it say it was a vote, did it say it was legally binding, were there details about phases or the years that the project would take?

I shared this proposed plan with my brother, younger brother. You know, he grew up here. He went to college on a full scholarship and he actually worked in Housing.

When I told him about the plan, he actually said, oh, so they're building new projects, which I never considered.

If I still lived Prospect street, I personally would want a new development and I would have so many questions and ideas that could make this community better. I would be excited about the possibilities, but also have many fears and worries about what all the changes mean for me, for my family, for my friends, and for the community.

And I would be worried because I still think about like the changes that happened to San Juan Hill before it was Lincoln Center, changes made to Seneca Hill before it was Central Park, changes around 57th Street and 34th Street between 10th and 11th and even Chelsea.

1
2 These changes are to make
3 things better. There's negative
4 consequences. Regarding the
5 (inaudible) I would suggest making
6 the area larger include all
7 childcare schools, including
8 private --

9 ANTHONY HOWARD: Thank you,
10 Ms. Ortiz.

11 MARIA ORTIZ: -- for profit
12 and nonprofit.

13 ANTHONY HOWARD: Please send
14 your comments in.

15 Thank you.

16 I will now call the next
17 three speakers Lakia White, Speaker
18 Number 15. Speaker Number 16 will
19 be Victoria Green and 17 will be
20 Waki Rosado.

21 Speaker Number 15,
22 Ms. White.

23 LAKIA WHITE: Good evening,
24 everyone.

25 I've been in NYCHA in this

1
2 area of Chelsea for 30 years and in
3 the 30 years that I've been here in
4 the first two or three years, we
5 were placed somewhere else because
6 they said they had to take out
7 asbestos.

8 They left a big gaping hole
9 in my apartment, and mind you, we
10 tell them all the time. I have
11 moderate -- at the time when I was
12 younger I had severe asthma and no
13 one came to fix that hole for
14 months.

15 So I'm in and out the
16 hospital getting sick and no one's
17 coming to fix or repair our
18 apartment. Just lately in 2022 I'm
19 telling them that we have mold.
20 I'm going in and out the hospital
21 for this mold and no one is coming
22 to fix the apartment and I wanted
23 to make a rebuttal for this
24 demolition.

25 If y'all was not demolition

1
2 the project and y'all was just
3 demolition the surrounding area,
4 wouldn't we hear that construction
5 noise as well?

6 That environment around us
7 is going on. You still want the
8 smell or whatever you said, you
9 still want hear -- I don't
10 understand what people are so
11 against it.

12 The wiring is horrible.
13 There's leaks everywhere. I don't
14 know what to say but I feel like,
15 what, y'all serious? Y'all want to
16 keep a building that's not
17 salvageable? That's what y'all
18 want?

19 Y'all want to live like you
20 live for the next 20, 30 years? I
21 don't get it. I don't. I'm mind
22 blown right now. You want to stay
23 in a building that's decrepit and
24 falling apart.

25 UNIDENTIFIED SPEAKER:

Section 8. Leave.

LAKIA WHITE: Yeah, I can leave.

You can leave, too.

UNIDENTIFIED SPEAKER: I like it here.

LAKIA WHITE: Okay. Okay. But you don't make any sense.

If there was demolition around the surrounding area, you still hear it. You're not making any sense, lady, at all.

UNIDENTIFIED SPEAKER: Oh, well. That's your problem.

ANTHONY HOWARD: You can't comment.

UNIDENTIFIED SPEAKER: Let's not start that.

LAKIA WHITE: This part. Disrespect. Not being safe. This is supposed to be a safe. It says it in the building, no loitering, punishable by arrest. No one has got arrested. They still want six

months being harassed. The mailmen didn't come for a whole month because they couldn't. And y'all want to keep these buildings and be unsafe for the rest of y'all lives? Come on. Come on. Be real. Be real.

UNIDENTIFIED SPEAKER: I'm all for demolition.

ANTHONY HOWARD: Thank you for your testimony.

I now call Speaker Number 16, Victoria Green. As I said, speaker 17, Waki Rosado, please get ready. Speaker Number 18 will be Lisa Ekomanai -- I'm sorry. I'm not pronouncing that correctly, I'm sure. Okay.

Speaker Number 16, Ms. Green, you'll bring your testimony.

UNIDENTIFIED SPEAKER: Nobody wants to hold NYCHA responsible.

ANTHONY HOWARD: Please --

UNIDENTIFIED SPEAKER:

Nobody wants to hold NYCHA responsible.

VICTORIA GREEN: I'm a resident who was affected by the scandal that the \$2 million was taken away from NYCHA to repair our building.

I have been misplaced into a shelter due to the fecal matter that is exploding out of all three holes in my bathroom and flooding the whole entire apartment with water. This is fecal matter that's coming from the pipe from the upstairs lines. They're having issues. It's coming down to me. I'm getting the rough end of the stick.

I'm a single mother. I moved into this apartment in 2020 with my son. There was (inaudible) in the apartment of the walls falling off the wall. Right now in

1
2 my apartment, in the bathroom, the
3 whole side of the wall due to the
4 leakages and the explosions of
5 water that continuously happens
6 every month in my apartment, I have
7 to clean the fecal water of other
8 people. It's disgusting.

9 Not only that even the pest
10 control. There is roaches all in
11 my cabinets and in the kitchen. No
12 matter how many times I clean the
13 cabinets, it gets flooded with
14 roaches at night. If you leave the
15 lights off for 10 minutes and you
16 open your -- turn on your lights,
17 the whole wall is flooded with a
18 massive roaches.

19 Spiders, they're making
20 spider webs all over the apartment.
21 There's rodents, mice coming in
22 under the door on the first floor.
23 They're invading my refrigerator
24 into my food. I cannot shower. It
25 is uninhabitable for me and my son.

1
2 There's also asbestos --
3 possible asbestos in the walls from
4 the chipping all throughout the
5 apartment from when you walk in all
6 the way to the back to the
7 bathroom.

8 Mold has accumulated in the
9 wall that is falling off in the
10 bathroom.

11 And NYCHA -- I put in a
12 bunch of NYCHA tickets for them to
13 come here since I moved in, in
14 2020. They have never done it. It
15 has gotten to the point that the
16 stoppages in the pipes do not work.
17 It only comes out one way, which is
18 the water exploding out and leaving
19 a puddle of fecal matter in the
20 whole apartment flooding with
21 water.

22 I put in a bunch of tickets.
23 They did not come. Yesterday, they
24 closed me. I came from -- I'm
25 living in a shelter and I'm

misplaced because the apartment is uninhabitable environment for me and my son to live in.

There's also health issues that affect me and my child due to the asbestos. NYCHA has done nothing about it. They have not offered me nothing for me and my son and they are aware that I am living in a shelter due to this. I should not be displaced with my son because of the uninhabitable living conditions that I am in.

These are all the tickets, but today they did not confirm. PACT came to my apartment yesterday and confirmed that I had mold. They came today, closed it that they were supposed to come fix the mold today. They closed the ticket out and left this in my door when I was in the apartment. They did not knock. They did not come attend to any of these tickets. They closed

1
2 them all up. That's why I'm here
3 today.

4 ANTHONY HOWARD: Thank you
5 for your testimony, Ms. Green.

6 Now, I call Speaker Number
7 17, Waki Rosado, followed by
8 Speaker Number 18, Lisa Ekomanai.
9 I'm sorry. If you could correct
10 me.

11 And then we will go to
12 Speaker Number 19 will be Bennett
13 Freeman.

14 Speaker Number 17, Ms.
15 Rosado.

16 ROSADO: Good evening.

17 I stand here tonight to
18 speak on behalf of myself, my
19 family, my neighbors, and my
20 community.

21 I was part of the working
22 group back in 2018. I would take
23 my eldest daughter along with me so
24 she can learn the importance of
25 being involved, educated and voice

your opinion when it comes to your home.

She was in elementary school at that time and she would ask me, Mommy, maybe this might be my chance where I would finally have my own room and not be crowded in a one-bedroom apartment with you, daddy, and myself. At that time, we've been waiting for over ten years.

Now we are in 2024. My teenage daughter sleeps in the living room on a folding rollaway bed. We are a family of four living in a one-bedroom apartment. One bedroom, four people.

Does that make any sense?

This year, my family and I would have 14 years placed on the waiting list. Where are the processors with the sign that says right size now or overcrowded unsafe. Move them now. We don't

1
2 see signs because those that don't
3 live on either FEC site might not
4 have that problem.

5 I was just informed two
6 weeks ago that they found -- the
7 following location were found to
8 have elevated levels of lead and
9 dust. You ask where in my
10 one-bedroom apartment where I
11 sleep, my husband sleep, and my
12 2-year-old daughter sleeps there.
13 And you ask yourself, how did I
14 sleep throughout that whole week?
15 Panicking, worried about my
16 daughter and myself and the rest of
17 my family.

18 Where are the signs that
19 says we need security or stop the
20 smoking in the lobby or better yet,
21 be careful with the guy that walks
22 around with a knife. We live
23 through that.

24 My daughter also hates the
25 fact how these teens who don't live

1
2 in the building have the audacity
3 to smoke up a chain and leave their
4 garbage behind.

5 Let's also talk about the
6 drug addict who shoot dope in front
7 of the elevator and just lay on the
8 floor. Where are the protestors
9 with the signs for that.

10 My child shouldn't be asking
11 Mommy, why do these kids that don't
12 live here come here to our
13 building, smoke, drink, be all out,
14 and sometimes even argue with
15 tenants. She should be telling me,
16 Mommy, I like how we have a lobby
17 with a concierge service where
18 kids, no drug addicts, can just
19 walk in like they live here.

20 Whenever I get off the
21 elevator before I walk out, I do a
22 three-way look: Left, right and
23 left, right before stepping out the
24 elevator. My family and myself
25 deserve to walk out to the elevator

without fear and so do the rest of the residents. My daughter asked me about two months ago, Mommy, can you get me a pepper spray.

ANTHONY HOWARD: Thank you for your testimony, Ms. Rosado.

I will now call on Speaker Number 18, Lisa, followed by Speaker Number 19, which will be Bennett Freeman.

Lisa, are you in the room? Okay, please come to the microphone.

And then Speaker Number 20 will be Kayla Rodriguez. I will note that there are six remaining speakers left. If you do wish to speak we have the opportunity to do so. Now, we'll give the time to do your registration so that we may call you up.

Again, there are six speakers left.

Speaker Number 18. You may

begin.

LISA EKOMANAI: Hello. My name is Lisa Ekomanai and you did pronounce it right.

ANTHONY HOWARD: Thank you.

LISA EKOMANAI: First and foremost, I want to sincerely apologize to all the people who had bad problems and things that happened in their house.

Fortunately, I'm blessed that I do have issues and problems, but they come and they repair them quickly. You know, during the petitioning and things like that, I did notice a lot of problems in the buildings, but my concern now is the environmental problem.

I'm not against rehabilitation, but I am, like, totally, like, got so many questions for rehabilitation. Like, I'm for demolition.

One, the voting issue. It

1
2 didn't seem like it was a proper
3 vote. It didn't seem like they
4 gave the right questions or
5 answers. I'm still wondering about
6 it, and as far as environmental, I
7 think that if we have demolition
8 and rebuild all the buildings, that
9 there's a problem, like there's
10 going to be overcrowding. You
11 don't know what neighbors you're
12 going to be next to, the noise, and
13 the lack of parks. It's just a lot
14 of changes and the anxiety alone --
15 I have anxiety and I'm overweight.

16 I'm really blessed and happy
17 that I came out here, and I'm
18 trying to speak for people like
19 myself. There's a lot of people
20 who have disability. You look at
21 me and you say, oh, she may be this
22 overweight or something like that.
23 I have a lot of medical issues and
24 all of them can be affected by
25 change, demolition, rebuild, lack

of space and air. There's a lot of things.

So I think that, you know, they should try to answer our questions and really get the proper answers from the tenants that are here. There's a lot of tenants that don't even know what's going on. There's a lot of older people who've been told one thing and think that it is okay. It is already set in stone that this is going to happen, and it's not.

Like I think that they should sit back and really rethink this and try to work on it. Repair the buildings. You know, do a little bit of something different for ourselves.

What about our parks?

My worst fear right now is five buildings in one building. That's a lot of people.

Are they going to be the

same people?

I heard a lot of people saying about the crime and things that's going on. These people that's building the buildings they're not the ones that's going to stop the crime. They're not the ones that's live in here. Who are our neighbors are going to be? At least we get to know our neighbors.

Keep us in our own building. Rebuild our building and try and see if it works. If it don't work, then tear it down.

ANTHONY HOWARD: Thank you for your testimony.

We'll call on Speaker Number 19, Bennet Freeman, followed by Speaker Number 20, Kayla Rodriguez. Speaker Number 21 will be Donna Stevenson.

Bennet Freeman, you may be in your testimony.

BENNET FREEMAN: Oh, yes.

1
2 Some of us who are fighting
3 for public housing will not
4 (inaudible.) If you keep this
5 building, we will fight tooth and
6 nail for repairs and security as
7 hard as we're fighting to keep
8 public housing alive. It is a
9 major good.

10 The management and people
11 saving money foolishly has created
12 a disaster you are in. If it was
13 handled properly, your place would
14 be fine. We will fight for repairs
15 and for security.

16 Okay. Steven Ross.

17 That's the man who's making
18 this deal for you. The other day I
19 mentioned he is a criminal. He is
20 accused and verifiably had to pay a
21 fine of cheating on his taxes. He
22 also cheated -- he owns Miami
23 Dolphins. He tried to cheat on
24 this football game. He's a
25 cheater. Okay? There's something

wrong with this guy.

He's got hundreds of millions of dollars and he's cheating on his taxes. There's something in him. Watch out. All right?

There's the other property, Hudson Yards. This is an article from the New York amendments.

Manhattan Trophy apartments are gathering dust. Steven Ross fantasies about a lure of the far west side have been collapsing. At 35 Hudson Yards, only 50 percent of the units have been sold in four years. This is only going to get worse.

The real estate market in New York is collapsing. Today, major banks related to it are over selling. Everybody who knows and pay attention to it, the New York real estate market is in trouble. They're in trouble or later. It's

going to get worse. You're putting your life into their hands and Steven Ross, the great businessman that he is, you can't rent his apartments. Watch out. This is a very dangerous situation.

And the new apartments that you will get, it's going to be years before a new building is built. Okay.

Backing down the neighborhood to make something better. Look what happened in the South Bronx. They put a highway through it. They're going to make the City better.

This is the biggest disaster in New York history. Even today. Putting in a highway, it's called asthma ailments. Environmentally, when you destroy a community, you're creating crime, drug addictions, you're creating police costs, prisons. How much money are

you saving?

ANTHONY HOWARD: Thank you
for your testimony.

I will now move on to
Speaker Number 20, Kayla Rodriguez,
followed by Speaker Number 21 will
be Donna Stevenson, and then after
those two, the last two speakers
who have signed up are Alexis Ortiz
and Alexa Cruz.

MS. Rodriguez, you may begin
your testimony.

KAYLA RODRIGUEZ: My name is
Kayla Rodriguez and I have a lot of
things to say.

So thing Number 1. I have
this really problem of the smell of
cigarettes leaking, peeping through
a little hole from my ceiling from
the heater, and it's been like that
for many, many years, ever since we
first moved in to our house.

Nonstop, this drug addict
man who is a very abusive father to

1
2 his son and his wife and her
3 husband always fight and it always
4 happens to be when we are sleeping.
5 And when that happens, the husband
6 always pulls the toilet, literally
7 pulls the toilet from off the
8 ground, and I don't know what he
9 does. One time he beat his wife
10 with his crutches and we -- ever
11 since that, we've been having many,
12 many leaks from our ceiling.

13 Also the housing people who
14 came to fix the ceiling, they
15 didn't even do nothing good. All
16 they did was paint. They sprayed
17 the popcorn ceiling, and they
18 painted over it. And that doesn't
19 do nothing at all. It just keeps
20 on ripping apart.

21 And also when they went to
22 fix our fuse box, they decided it
23 was okay to tape the fuse box from
24 outside of the wall with duct tape
25 and leave it hanging. There's

literally live wires on top of our oven where there's heat and that's very dangerous.

God bless.

ANTHONY HOWARD: Thank you for your testimony.

I will now call on speaker 21, Donna Stevenson, followed by Speaker 22, Alexis Ortiz. Speaker Number 23, Alexa Cruz. Those are the last three.

If you would like to speak, again, now you have an opportunity to register.

Ms. Stevenson, you may begin your testimony.

DONNA STEVENSON: I moved in Chelsea in 1996. (Inaudible.) Build it up now.

Build it with, you know, something you can -- when you fix it, make sure you can help the victims that's been on the (inaudible).

1
2 Inside this development is
3 like a quiet crime. The people
4 that lives in here are the victims,
5 but you don't know about it because
6 it's (inaudible).

7 The people that works here
8 look out for the drug dealer. It's
9 sickening to my stomach to listen
10 to these people talk about how they
11 want safety, but they look out for
12 them. You can't have it both ways.

13 I've been to many meetings.
14 I've been to many precincts. I
15 spoke to different officers and
16 nothing is done. But the people
17 that lives here sicken me to my
18 stomach that you're busy up here,
19 want changes, but you are the
20 problem because you help them. You
21 can't get things fixed if you are
22 the problem. It's sickening.

23 I go to work. I come home.
24 I can't even step out my door
25 because I have no place stepping

1 out because there's drug dealers
2 are right where I got a pass
3 through, and I have no choice
4 because I have to work. I will not
5 stay silent to this no more.
6

7 I'll not allow for y'all to
8 make me your victim. No more. You
9 become the victim, not me. I will
10 no longer allow for you to keep me
11 barricade in my home where I cannot
12 go peacefully without looking over
13 my shoulders or I have to take
14 pictures or the caretakers, the
15 people that works here, are looking
16 out for them.

17 I don't know what to do
18 anymore. I'm not the only victim
19 in this development. There used to
20 be a man that used to live here and
21 he became a victim and the only
22 thing he thought was to
23 (inaudible). This is how quiet the
24 campus stays within this
25 development. So if you're going to

change it, change it now.

ANTHONY HOWARD: Thank you
for your testimony, Ms. Stevenson.

Speaker Number 22, Alexis
Ortiz, followed by Speaker Number
23, Alexa Cruz. We have one more
sign in. Speaker 24 will be Ruth
Medina.

Starting with Ms. Ortiz you
may begin your testimony.

ALEXIS ORTIZ: I just want
to say I've been or I've lived here
in Chelsea since '99. I lived in
425 and moved in 2010 to 450.

I was part of the families
that were relocated, took the three
apartments and then went back.
When I was -- before, my relocation
was because there was mold in the
bathroom and the mold was so bad
that when the PACT people came, the
lady needed use the bathroom and
she didn't even want to use it.
That's how bad the mold was in the

bathroom.

We were relocated so that they could fix the bathroom issue. In the relocation apartment, I had no kitchen sink. We were there for six months. We washed dishes in the bathtub until that became clogged. They came, fixed both issues, the sink in the kitchen and the bathtub, and then moved us back into the apartment a week later. Fine.

I am now back of my apartment and there is again the bathroom issue. There's a consistent leak, and it is now affecting my bathroom.

My bathroom wall is also my kitchen wall and the leak is now tearing down the bathroom again and it is now going into the electrical box.

When I told housing, they told me to open a ticket for an

1
2 active meet. I have a baby. This
3 is my granddaughter. The rooms are
4 in the back. It's the bathrooms,
5 the kitchen and then the front
6 door. If there's a fire, how are
7 we getting out of the apartment.

8 I think that that's not
9 appropriate to tell people just to
10 open up a ticket and when they do,
11 they just close down.

12 That's my experience. This
13 is the reason why I have seen both
14 sides, the relocation, the
15 renovation, and it didn't work. So
16 I am for demolishing the buildings
17 and building them brand new because
18 at this point it's just not --
19 they're not salvageable.

20 ANTHONY HOWARD: Thank you
21 for your testimony.

22 Speaker Number 23, Alexa
23 Cruz.

24 ALEXA CRUZ: Hi. Good
25 evening, everyone.

1
2 I've lived in NYCHA since
3 1999 and I've been living here for
4 a long time. And I have no
5 complaints about my apartment, but
6 I'm not very secure with Section 8.

7 The Section 8 is propriety,
8 which is Essence/Related. And
9 they're going to give us false
10 promises and they're going to tell
11 us they're going to give us a lot
12 of things and they're not.

13 They're not going to do it
14 because there's going to be a
15 contract for up to twenty years
16 that they will abide by and then
17 after the twenty years we're out in
18 the streets. Okay.

19 So this man, Steven Ross,
20 he's not looking out for us. He's
21 looking out for the land, the
22 landscape of NYCHA. So open your
23 doors -- open your ears and listen
24 and read and find out on the
25 internet about testimonials of

people that have been taken out of
NYCHA and have been homeless.

Okay. So we have to look out for
each other.

I oppose. I don't want
demolition. I don't want
Essence/Related because they're not
honest. They're not honest at all,
because I see and I experience and
I look up in the internet about all
the outcomes that comes out of
everything. So don't believe
everything. These are false
promises.

ANTHONY HOWARD: Thank you
for your testimony.

Speaker Number 24 is Ruth
Medina.

Ruth, please come up to --

RUTH MEDINA: Good evening
everybody. I'm new to Chelsea, and
(inaudible).

ANTHONY HOWARD: At the back
if you could please just keep quiet

so that we can hear. We can't hear you.

Thank you.

RUTH MEDINA: I've seen it all, you know, with all the maintenance issues in NYCHA, but the worst part that I leave for myself was 2019 and '20 and on and that is disease spread due to the mold. Last year, I almost died. I was going to hospital for a month and I had a major surgery in my right lung. And they started the job after five years that I requested the tickets. I was the spoke person for my family the whole time to make (inaudible) and finally they heard me because I submitted those doctors' letters. So that's when they started doing their work.

So they did it when I'm in the middle of all these medical issues, in and out of the hospital

and ICU with my issues of health.

I'm a survivor of two cancers, plus the surgery that I had in my lungs, and I know it's possible that it was due to the mold that we were having for many years. One of the bathrooms was coming from the 18th and 14th floor and we didn't know.

So they brought down the whole wall. They tore it down. They put plastic, blah, blah, blah, and I had to run away for a month. I just came back from my country because I couldn't stand this.

Now, the roaches coming through those parts raining and everything. That was really sick. And I said if I waited for five years to get something fixed with NYCHA and I might have to wait five, six years to get my new apartment because I deserve it. I worked all my life. I'm retired.

1
2 My parents got sick in our
3 apartment. A lot of people in our
4 building got Alzheimer's, cancer
5 and it's from all these pipes.

6 So think about it, you know.
7 Give it the second thought. I
8 mean, do you really want even live
9 like this or you want to live with
10 dignity, clean and everything.

11 Just because we have limited
12 incomes, we are not lowlives. We
13 deserve the best. So that's the
14 way we should live and fight for it
15 because the next generation are the
16 ones that are going to also live in
17 our neighborhoods to continue the
18 legacy of housing. But if we don't
19 support this new project, you know,
20 who's going to do it if NYCHA is
21 not going to do it?

22 So for my health and for my
23 family, I lost four members in two
24 years. My parents died, one
25 brother died, and now I almost died

last year.

ANTHONY HOWARD: Thank you
for your testimony.

We have the last speaker,
Speaker Number 25, Christopher
Johnson.

Before you begin Mr. Johnson --

CHRISTOPHER JOHNSON: Yes.

ANTHONY HOWARD: -- you are
known to me now. You're going to
keep it clean. You're not going to
insult and curse. Almost, you
know, had this whole meeting with
no profanity.

CHRISTOPHER JOHNSON: Yes.

ANTHONY HOWARD: I'd like to
not start.

CHRISTOPHER: Yes.

ANTHONY HOWARD: Okay.

CHRISTOPHER JOHNSON: I
will.

ANTHONY HOWARD: Three
minutes.

Thank you.

CHRISTOPHER JOHNSON: All
right.

Thank you NYCHA for having
me speak.

Thank you for inviting me to
the Guild.

Everything starts on the
second floor: Erik Bottcher, Mark
Levine, Tony Simone, Jerry Nadler,
Brad Hoylman-Sigal all these
corrupt organizations that's behind
this situation, they all have to be
voted out. You have to vote out
Miguel Acevedo the Tenant Associate
President.

I think you got to know
about yesterday with the whole
situation with 70 members of NYCHA
being arrested for bribery and
extortion.

Do you really think that
Miguel is really part of this, too?
I have a big feeling he's part of
it. You people need to call the

1
2 FBI and DOJ and call for
3 investigation of Miguel Acevedo
4 because he's part of that. And
5 Jerry too, he should be arrested
6 for being part of the stuff because
7 you people are suffering because of
8 the situation that happened
9 yesterday.

10 With the bribery of the
11 contracts, all that's about is
12 they're pushing you guys out. Do
13 not be deceived about when they
14 promise you free -- better flooring
15 and cheaper versions of
16 refrigeration and furniture. It's
17 all a scam. It's just a ripped
18 floor. It's just a justification
19 to get you guys out of your
20 apartment.

21 You guys need to fight back.
22 You people have the power here.
23 You people have the votes,
24 especially the city council links
25 with Erik Bottcher. Eric Bottcher

1
2 is beatable. He could be defeated
3 at any time. He's a vulnerable
4 candidate and Tony Simone is
5 vulnerable, too.

6 I think the thing is to get
7 together and find a candidate to
8 run against these two and vote them
9 out because they're the biggest two
10 -- them two are the biggest
11 problems in your district.

12 They're down with
13 (inaudible). They're down with
14 (inaudible). They're down with
15 developers. They know the union
16 strong, labor strong. Look it up.
17 Labor Strong 2023, Labor Strong
18 2021. They are down to displace
19 all you people.

20 The unions do not care. The
21 only thing the unions see with you
22 guys are jobs, jobs, jobs. The
23 jobs are going to be at the stake
24 of you guys being displaced. When
25 that happens with the jobs, you

1
2 guys will be kicked out and once
3 those buildings are rebuilt again,
4 you guys are not to back to let in.
5 You know why? Because of rent.

6 They want to be -- if you
7 guys are paying about, let's say
8 \$400 a month in rent, they want
9 these apartments to be making
10 \$5,000, \$6,000, 10,000 a month in
11 rent. That's what they want to be
12 spent a month.

13 I know the majority of these
14 people cannot afford \$4,000 a month
15 to pay your rent or \$5,000, \$10,000
16 a month. But that's what they
17 want.

18 They see you people as
19 eyesore. They see you people as
20 the anchor of the district. I see
21 you guys as anchor of the district.
22 I love all of you guys here. I
23 want you guys to stay. I'm from
24 Brooklyn. That's why I came out
25 here to help try to fight with you

guys because I really care about you guys. I really do.

These developers, they all care about the money. The unions care about the money. And I'm going to tell you one thing in the last 20 seconds. You people have to be careful. These organizations, like the residents deserve public housing and save Section 9. They act like they fight for you guys, but they don't. They take money from the state developers to keep you quiet and to keep you thrown off from the real -- what's really going on in New York City and NYCHA developments. So we have to stay in NYCHA.

We have to fight back. We have to find a chance to run 50 people at all levels, and they got to be voted out.

ANTHONY HOWARD: Thank you.

CHRISTOPHER JOHNSON: Thank
you.

ANTHONY HOWARD: Thank you,
Mr. Johnson.

So I would just like to take
a moment to note that today here we
had a very wide range of opinions.
We expressed them mostly
respectfully. We had a senior and
a teenager came in to participate
in the process. We had older
residents, people of all ages and
it's just really nice to see people
taking time out of their days to
participate in the process. And
for that, thank you.

Your testimony is important.

Thanks everybody for coming
again and offering your comments on
this project.

If you are not foreclosed,
you may do so at the e-mail address
or mailing address until
03/08/2024.

The time is now 8:29 p.m.
and the scope is now closed.

Have a good night.

(TIME NOTED: 8:29 P.M.)

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March 3, 2024

Anthony Howard
Department of Housing Preservation
100 Gold Street, #7-A3
New York, NY 10038

Dear Mr. Howard,

Thank you for the opportunity to comment on the scope of the Fulton and Elliott-Chelsea redevelopment proposal.

We are appalled by the deplorable conditions at NYCHA Fulton Houses and Elliott-Chelsea Houses that our residents are forced to endure every day. The state of our public housing is nothing short of a crisis - with crumbling infrastructure, persistent mold growth, unreliable heating and plumbing systems, and a lack of basic security measures, our constituents are living in conditions that are not only unacceptable but also harmful to their health and well-being. Families, children, and seniors in our community deserve better than this neglect and indifference. Additionally, the buildings do not meet modern standards for living spaces, accessibility, energy efficiency, or resiliency. It is imperative that we take immediate action to address these pressing issues and ensure that our public housing residents have safe, clean, and habitable living environments. The proposed plan will address the deteriorating conditions at the two developments, while at the same time create 3,450 new homes with 875 of those homes being designated as permanently affordable. The time for change is now, and we are committed to delivering our constituents the quality of life that they deserve.

In 2019, elected officials joined NYCHA residents, local leaders, and nonprofit organizations to develop a plan to fund \$366 million in repairs on the campuses. The group proposed a plan in 2021 that included taking the campuses through the Permanent Affordability Commitment Together (PACT) conversion program. Developments selected to be PACT program will receive comprehensive renovations, enhanced property management, and expanded on-site social services. Through PACT, developments will be included in the federal Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8. This conversion will allow NYCHA to unlock funding to complete comprehensive repairs, while also ensuring homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program. The PACT conversion

at Fulton and Chelsea-Elliott would include infill commercial and development, as well as several infill mixed-income residential buildings with 696 new apartments that would be affordability at levels ranging from 50%-165% Area Median Income (AMI).

In 2021, after receiving presentations from a number of potential development teams, NYCHA and its residents selected Essence Development and Related Companies as the development team that would complete this scope of work. In 2022 assessment by the development team revealed that capital repair needs were worse than anticipated, increasing the estimated cost beyond the cost of rebuilding all 2,050 apartments. Additionally, many residents expressed a desire to move into the new infill buildings that were to be constructed - an option that was not available to them under that plan.

Over the following months, NYCHA and the development team held 35 informational sessions with NYCHA residents to discuss its new assessment and a proposal for a phased replacement of NYCHA's 2,050 units in new buildings. Residents indicated in a survey that they were in favor of the proposal to replace the current buildings with new buildings that would provide all current residents with new homes. We stand united in support of our constituents and neighbors, the residents of NYCHA Fulton Houses and NYCHA Elliott-Chelsea Houses.

General Comments

The environmental assessment's current scope of work includes two proposals for the replacement of NYCHA's 2,050 units and the construction of mixed-income buildings on the campuses.

Community discussion of the project's scope at Community Board 4 meetings and at scoping hearings yielded meaningful feedback, such as the need to include rehabbing of current buildings, different AMI mixes, and senior-only housing in the scoping, among other suggestions. We ask that you give careful consideration to all the thoughtful comments submitted by the public, and Community Board 4 in particular.

Transparency regarding timing, community notification, affordability ranges, tenants' rights, project financing, and more, is critically important to residents and neighbors. NYCHA and the development team must be transparent, communicative and engaging throughout this process.

NYCHA's guarantee that any residents who are required to be temporarily relocated will have the right to return to their apartments is critical. We agree with Manhattan Community Board 4 on the importance of protecting NYCHA tenants' rights, including guaranteeing that seniors can choose between a studio or 1 bedroom should there be 'rightsizing' in the development, a guarantee that there will be no credit checks or background checks, ensuring that any fees or

other non-rent charges are higher than those for public housing, recognizing transfer fees already paid, clarifying the tailored grievance procedures for residents in PACT conversions, and notifying residents of lease changes so that they have an opportunity to comment prior to NYCHA issuing approval, among many others.

Design and Neighborhood Character

The Fulton Houses and Elliott-Chelsea Houses complexes were developed in the 1940s, 1950s and 1960s and are typical public housing buildings of that era, consisting of multi-story buildings arranged in large blocks and set back from the street. The surrounding neighborhood contains a variety of mixed-use and residential buildings and includes several historic districts, parks, and institutions such as schools and churches. We thank you for your early and ongoing engagement with NYCHA residents regarding the design and layouts of future buildings. It is critical that this engagement must also include the broader Chelsea community.

The buildings must be designed to integrate with the existing neighborhood fabric, including using similar materials and achieving similar street wall heights wherever possible. The buildings should be designed with street level retail, amenities, and community facilities that the current campuses are lacking. Street-level retail, which NYCHA's "towers in the park" model traditionally lacks, is essential for fostering vibrant street life by promoting human interaction, pedestrian activity, economic vitality, cultural expression, and a sense of place. Additionally, the design should incorporate widening of the sidewalks along the avenues, with the maximum amount of street trees that each block can accommodate. Healthcare facilities should be included in both campuses, especially given the impact of the impending closure of Mount Sinai Beth Israel hospital on the area and services available to new residents should be studied as well. NYCHA and the applicant development team must develop a plan to protect neighboring buildings, including landmarked historic buildings from potential construction impacts.

Construction Impacts

This project would construct and reconstruct approximately 5,450 units on six blocks in Chelsea, a dense mixed-use neighborhood on Manhattan's West Side. The proposed construction is anticipated to take more than five years, which will have potential impacts on neighboring blocks during the construction period. It may be disruptive for NYCHA residents who will remain in their homes during different phases of construction. When evaluating the project's construction impacts, the applicant should specifically assess the effects on residents, as well as on nearby P.S. 33. The applicant must mitigate all construction impacts, including noise, vibration, dust from demolition and excavation work, as well as from trucks and stationary equipment operating throughout the day. Heavy truck traffic and the temporary loss of on-street parking would affect not only residents, but also nearby businesses. We appreciate the early and ongoing engagement

with Hudson Guild, a critical resource to the local community, and look forward to a construction plan that keeps their services uninterrupted. Additionally, we recommend that the construction plan includes designated pick-up and drop-off zones for seniors utilizing services in the area.

Close coordination with community members will be important to minimize construction impacts to the maximum extent practicable over the years of work. The Applicant should, to the extent possible, use quieter equipment, especially for any late-night and early morning work, install temporary noise barriers such as sound curtains, and notify nearby residents and businesses of construction and equipment test times as well as any service disruptions. Additionally, residents would benefit from the restriction of loud activities like demolition, pile driving or heavy equipment operation to normal working hours on weekdays, when possible, and the routing of truck traffic away from sensitive receptors where feasible. The development team must establish a noise complaint protocol and quick response system to address any issues.

Open Space

Access to quality public open spaces and recreation areas promotes health, wellness and fosters community among residents. The preservation and enhancement of existing parks and playgrounds would improve quality of life for existing community members as well as new residents. The environmental assessment should include the impact of any change in the open space, not just on residents, but on the entire Chelsea community. The open space evaluation should distinguish between usable open space, such as plazas and playgrounds, and other spaces, and unusable open space, such as lawns that are fenced off and not accessible to residents or the public. Any change in open space should come with a study of the impacts of replacing open space with heat absorbing materials, and the impact of tree loss on carbon absorption. In order to mitigate construction impacts to open space in the developments, the applicant should make every effort to maintain access to some open spaces and commit to providing temporary open spaces that are planned in consultation with the community.

Solid Waste and Water

The environmental study should evaluate increased recycling and the use of composting at the site. Modern waste management systems for residential buildings should be considered, including automated waste sorting systems, pneumatic tubes, underground waste collection systems that minimize visual and olfactory impacts, and composting facilities for organic waste, all aimed at improving efficiency, reducing environmental impact, and promoting sustainability. Loading docks for waste should be studied to streamline the waste collection processes, featuring designated areas equipped with compactors or containers for efficient disposal, aimed at ensuring cleanliness and reducing congestion in surrounding areas. Additionally, a project of this scale will have impacts to our water system, which should be evaluated during this process.

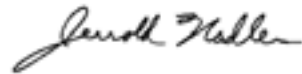
Hazardous Materials

Noise, vibration, and dust generated from demolition, excavation, and on-site construction activities should be carefully considered. Care must be taken when disturbing existing buildings and or soil during excavation. If testing determines that hazardous materials are present at the site, several mitigation efforts should be implemented. Air monitoring equipment should be installed both upwind and downwind of the site to continuously check that hazardous materials are not becoming airborne above safe limits. If airborne levels approach thresholds that are cause for concern, work should stop immediately, and additional controls should be put in place before allowing the work to resume. All contaminated soil, building materials or debris removed from the site should be properly contained, transported, and disposed of at an appropriate facility and nearby residents should be informed about any necessary remediation activities taking place and necessary safety measures.

As this process continues, we look forward to transparency from the lead agencies, consultants, and the development team. This project's success will only be possible with input from NYCHA residents, community members, and local leaders. The residents and neighborhood stakeholders have invaluable understanding of both the existing needs and long-term vision for these housing sites. Their perspectives, priorities, and concerns should help shape this development. We look forward to partnering with you on a thorough, collaborative effort to complete this proposed development.



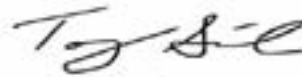
Mark Levine
Manhattan Borough President



Jerrold Nadler
Congressman, District 12



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Tony Simone
Assemblymember



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Council Member, District 3



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March 8, 2024

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90 Church Street
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Department of Housing Preservation and Development
100 Gold Street
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Marcia L. Fudge
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U.S. Department of
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451 7th Street, S.W.
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RE: Fulton and Elliott-Chelsea Houses Redevelopment Project - Draft Scope of Work to Prepare a Draft Environmental Impact Statement

To Whom it May Concern:

Manhattan Community Board 4 (MCB4) writes to respond to the Draft Scope of Work for the proposed Fulton and Elliott-Chelsea Houses Redevelopment Project (FEC). The scale and scope of the proposed project is tremendous, and troubling in its unclear evolution. MCB4 has significant concerns with how the proposed revised redevelopment plan came about. However, in the DEIS Scoping Process, we take our role to provide comments in this process seriously and look forward to continued and consistent presence at the table going forward.

At the core of our concerns are the homes and rights of our neighbors, those who call FEC home. MCB4 recognizes the dire situation that some NYCHA residents live in, which stems from decades of disinvestment and disregard for public housing from all levels of government. The situation we find ourselves in is shameful. But it is also the

reason we are eager to work together diligently to improve the living conditions for FEC residents and ensure a sustainable future for the Chelsea community.

At its duly notified Full Board meeting on Wednesday, March 6, 2024, Manhattan Community Board 4 voted 35 in favor, 0 opposed, 0 abstaining, and 1 present not eligible on this letter.

Discovery via the New York Times

On June 20, 2023, the public discovered via the New York Times that NYCHA, Related Companies, and Essence Development (the Development Team) had created a plan to demolish and redevelop the FEC campuses, replace the NYCHA housing and add approximately 3,500 units of market rate and mixed-income housing.¹ The proposal was a drastic change from the agreed upon PACT/RAD development plan that was hammered out by the Chelsea-NYCHA Working Group (CNWG) from 2019-2021.² The CNWG was made up of a broad group of community members, including NYCHA residents and tenants leaders, MCB4 members, citywide housing policy groups, social service providers, NYCHA, a deputy Mayor, other Mayoral representatives, relevant city agencies, and local elected officials.

Upon learning about the proposed plan, MCB4 worked to bring the public into the conversation and shed light on the newly proposed development. On Wednesday, July 12, 2023, MCB4 hosted an informational session, which was the first time the updated proposal had been shared with the public. In response, MCB4 wrote a letter to the Development Team, which included a long list of questions to better understand the project, including how such a drastic change in the expected scope of work came into being.³

While there has been consistent engagement with the Development Team and MCB4 since that time, many of the Board's original questions remain outstanding.

Community Consideration

As MCB4 has worked to better understand the proposed project and glean information from residents and the Development Team, the Board has repeatedly been caught off guard by what appears to be a blatant disregard for a reasonable public process. Indeed, the lack of consideration for the wider community was evident based on the timeline initially outlined as a part of the DSOW response time. MCB4, along with our elected officials, sought an extension of the comment period to ensure the relevant committees could take up the issue and have this letter voted on by our full board.

While MCB4 is a leader in the planning and promotion of affordable housing

¹[To Improve Public Housing, NYC Moves to Tear it Down](#), June 20, 2023

²[Chelsea NYCHA Working Group Final Report](#), February 2021

³ <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2023/10/Admin-Letter-to-NYCHA-re-Questions-on-Chelsea-NYCHA-campuses-August-2023-FINAL.pdf>

development, we do so with partners at the table. The drastic change in scope of this project cannot be understated, and it requires thoughtful engagement throughout. At the same time, nearly every New Yorker, elected official, and media outlet agrees there is a serious housing crisis in New York and NYCHA residents are four years into this process already. Many are eager for imminent positive change to the FEC campus and the quality of life improvements that were promised as a part of the CNWG Plan.

Notably, the CNWG Plan supported the transition from HUD Section 9 Rental Subsidy to HUD Project Based Section 8 housing, which MCB4 supports. If any part of this proposal does proceed, the NYCHA replacement units must continue under the Project Based Section 8 Plan, which will provide a higher rental subsidy from the Federal government with the ability to take on a mortgage for the new and ongoing investment in the FEC campus.

Left Outstanding

- It is unclear how a Public Housing Authority is allowing this plan to proceed without the issuance of a new RFP given the change in scope. MCB4 has requested to see the clause that NYCHA is using from the contract and/or RFP to make the RFP allow for such drastic deviation from the agreed upon parameters of the project, which largely ignores the CNWG report. We have no official report on the conditions of the buildings that led to the recommendation for full demolition, only the word of the Development Team.
- The public has been assured that a survey was conducted on the FEC campus among lease-holding residents to inform this proposal. NYCHA represented to MCB4 that a majority of respondents (which represents 60% of the 30% of residents that responded) chose redevelopment and demolition. Yet, the results of that survey have yet to be released though MCB4 has been requesting that the survey be made public since August 2023. Given the public nature of this project, which is indeed taking place on land owned by a Public Housing Authority, the results should be released immediately, including a breakdown by campus and building. If the results do not indicate a significant majority of tenants are in favor of demolition and reconstruction, an independent agency certified to administer a vote of resident's preferences should be retained, and consideration for a new vote should be explored. The Development Team has said, with great fanfare, that they are following the will of NYCHA residents. But, its refusal to publish the survey results has resulted in growing distrust among tenants and in the community.
- MCB4 has a long history with large scale, complicated projects. All include detailed financial plans and underwriting. Again, given the public nature of this project and that the final machination will provide the needed capital to renovate or rebuild NYCHA housing, the plans for how this will be financed – and finished – remain unclear. We renew our request for financial transparency given the public nature of this proposed development which includes NYCHA housing, affordable housing, and market rate housing on public owned land.

- New York is rife with examples of bad planning decisions, often steeped in racism and the diminution of urban life stemming from the middle part of the 20th Century. It is alarming that this proposal will continue to segregate the community through the separation of NYCHA housing in buildings wholly separate from the new market rate and affordable housing. The development plan is counter to the long-term general practice of this Community Board, and indeed, the lived experience of many New Yorkers who believe and advocate for integration, mixed-use and mixed-income communities that work to reflect the fabric of the city on each block. Furthermore, parts of this proposal are counter to the goals outlined by New York City’s Housing Preservation and Development “Where We Live NYC” report and framework for how communities and the city should address inequities through planning and development based on mistakes learned from the past and best practices for the future.⁴
- Given the proposed segregation, it’s alarming that 70% of NYCHA’s land on this project will be used for the new, market rate and mixed-income housing, leaving just 30% for existing NYCHA housing. It’s hard to imagine that levels and quality of service will remain the same for all buildings given their delineation on the very land that’s making this proposal a possibility.
- The plan does not specify the affordability ranges for mixed income housing. Consideration must be given to all ranges, and in particular to the moderate- and middle-income brackets of affordability to ensure a full and broad socioeconomic spectrum populates the community.
- As was noted at the top of this letter, tenant rights and strong protections must remain in place and indeed be enhanced given the potential relocation of up to 120 families based on the proposed development scheme and timeline. Ideally, residents move only once into their new home and displacement of any kind, including of non-profit and existing facilities, is prevented.
- Of critical importance is housing for seniors and those aging in place in their homes. Senior housing should be considered and specific purpose-built senior housing that is ADA accessible, and includes common public space located within the buildings and social services, should be studied across all proposed alternatives in the DSOW. Certain buildings in Elliott-Chelsea are already designated Naturally Occurring Retirement Community (NORC’s), with New York State supportive services through the Hudson Guild. Currently this option is not provided for either the Fulton or Elliott-Chelsea campus.

DRAFT SCOPE OF WORK

Outlined Alternatives

⁴ <https://wherewelive.cityofnewyork.us/>

The DSOW calls for the studying four (4) alternatives for the DEIS. Below are additional actions we request be studied as a part of each alternative.

F.2.1 ALTERNATIVE 1: NO-ACTION ALTERNATIVE:

In addition to taking up each of the 20 points of Affected Environment and Environmental Consequences in detail, which are further outlined below, MCB4 also asks that the study include naturally occurring displacement and extend the study date to 2050.

F.2.2 ALTERNATIVE 2: REZONING ALTERNATIVE:

The current zoning, R8, has a 6.02 maximum FAR. NYCHA and the pact partner will seek land use approvals through the NYC Uniform Land Use Review Process (ULURP). The anticipated ULURP actions will include a zoning map amendment to establish a R-10 zoning district allowing a 10 FAR bonusable to 12.0 floor area ratio (FAR) within 100 feet of avenues and 8.0 FAR along mid blocks beyond 100 feet of avenues. A commercial overlay for retail and supermarket uses. A zoning text amendment designating project sites as Mandatory Inclusionary Housing (MIH) areas. And a large-scale general development special permit allowing flexible floor area distribution and building location.

This will result in 15 new buildings with the tallest being 39 stories, 5,510 total dwelling units consisting of 2,056 project-based Section 8 units (full replacement of existing NYCHA units) and 3,454 new dwelling units (1,038 affordable + 2,416 market-rate), a community facility space, full replacement of existing outdoor space, additional space for daycare, medical offices, local retail, and supermarkets and one additional parking space at Fulton Houses.

In addition to taking up each of the 20 points of Affected Environment and Environmental Consequences in detail we will also ask that:

- No development should proceed without public review, including any As of Right demolition.
- No reduction in current number, apartment distribution, or total square footage of NYCHA dwelling units. MCB4 requests the current preponderance of units for large extended families, especially 4 and 5 bedrooms be maintained.
- All parking be sited underground.
- MIH units be distributed throughout at least 80% of the building.
- Increase grocery store square footage, including back of house and loading space.
- Medical offices must be operated by a not-for-profit, public, or federally qualified healthcare facility.

F.2.3 ALTERNATIVE 3: NON-REZONING ALTERNATIVE:

Development permitted under current site conditions resulting in 17 new

buildings, the tallest of which is 39 stories, 3,839 total dwelling units of which 2,056 project-based are Section 8 units (full replacement of existing NYCHA units) and 1,783 new dwelling units (536 affordable + 1,247market-rate). A Community facility space, additional space for daycare, medical offices, local retail and supermarkets, full replacement of existing outdoor space and one additional parking space at Fulton Houses.

In addition to taking up each of the 20 points of Affected Environment and Environmental Consequences in detail we will also ask that:

- No development should proceed without public review, including any As of Right demolition.
- No reduction in current number, apartment distribution, or total square footage of NYCHA dwelling units. MCB4 requests the current preponderance of units for large extended families, especially 4 and 5 bedrooms be maintained.
- All parking be sited underground.
- MIH units to be distributed throughout at least 80% of the building.
- Increase grocery store square footage, including back of house and loading space.
- Medical offices must be operated by a not-for-profit, public, or federally qualified healthcare facility.

F.2.4 ALTERNATIVE 4: NO SIGNIFICANT ADVERSE IMPACTS ALTERNATIVE:

While MCB4 has no additional asks outside the 20 outlined Affected Environment and Environmental Consequences, we note it's highly unlikely there will be No Significant Adverse Impacts

Additional Alternatives for Study

The proposed alternatives are rather banal and devoid of creativity, learned experience, or progressive thinking as it relates to how the City of New York uses its land. Accordingly, MCB4 requests the following alternatives also be studied in accordance with the 20 Affected Environment and Environmental Consequences.

F.2.5. PROPOSED ALTERNATIVE 5:

Evaluate the previously agreed to work through the CNWG plan, which was full building renovation via the PACT/RAD agreement.

F.2.6. PROPOSED ALTERNATIVE 6:

Evaluate a plan that studies a combination of renovation and infill via new construction.

Both the Fulton and Elliot Chelsea campuses already have “infill” buildings, developed as part of affordable housing commitments by New York City under the West Chelsea Points of Agreement (WCPOA) through the West Chelsea rezoning.⁵ This study should explore a combination of renovation of some NYCHA buildings, potential-demolition of other NYCHA buildings, and a series of infill buildings which would bring additional housing and help pay for the renovations and new construction.

F.2.7. PROPOSED ALTERNATIVE 7:

Evaluate a plan that studies a new site plan which would reduce the height on the avenues and shift height to the middle of the block. Relocating height and bulk to the midblock will preserve site lines, mitigate shadow and light concerns, and create a more cohesive campus.

Given the Chelsea Historic District assets that surround FEC, greater consideration should be given to the contextual placement of the buildings and how they would interact, affect, and alter the built environment.

F.2.8 - PROPOSED ALTERNATIVE 8:

Evaluate a plan that studies the use of Middle-Income housing (serving people and families from 120-165% AMI) instead of just market rate housing to subsidize the renovation/reconstruction of NYCHA housing. Middle-income housing was in the original Chelsea NYCHA Working Group plan and has now been eliminated.

F.2.9 - PROPOSED ALTERNATIVE 9:

Evaluate a plan that secures permanent affordability through regulatory agreements and deed restrictions between NYCHA and the developer instead of rezoning and delivering permanent affordability through mandatory inclusionary housing, to allow a greater affordability range with no gaps in AMI eligibility.

F.2.10 - PROPOSED ALTERNATIVE 10:

Evaluate a plan that includes the creation of superblocks of the development area. Height is a significant concern, yet to increase housing this plan relies on a lot of new height that is out of character to the surrounding neighborhood. However, density could play a greater role in building more housing were superblocks to be considered: a standard practice in cities around the world. The design could also

⁵ <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2019/08/Points-of-Agreement-West-Chelsea-Signed.pdf>

provide additional open and green space, preserve light and air on the campus and surrounding community, and preserve site lines in and around the adjacent historic districts.

The Finer Points

MCB4 finds throughout the DSOW that potential impacts are consistently understated, and language implies many things will not require study. Given the scale of this project, it's safe to assume there will be impacts large and small, and that determination should be made by studying the alternatives that have been outlined, including the additional alternatives, to inform whether something has an impact on the community or development or not.

The following comments relate to the 20 points of Affected Environment and Environmental Consequences, and they should be utilized while all alternatives are studied, including the additional studies outlined in the aforementioned section.

F.4.1 LAND USE, ZONING AND PUBLIC POLICY

No development, including those proposed as-of-right under the proposed plan, should proceed without being part of the full public review process. This will ensure there is no segmentation of the proposed project and assure a unified site plan to benefit NYCHA tenants and the community.

Extend the study area boundary to within ½ mile radius, instead of the stated ¼ mile. The same logic that stipulates a ½ mile study radius for indirect displacement should apply for the general land use and zoning actions, which only study up to ¼ mile.

Reduce height and density on the avenues and protect the character of the surrounding Chelsea Historic District.

Require analysis of 500-year flood impact (.2% annual chance flood hazard area), not 100-year since by 2040 the impact will be more significant than current regulations protect.

F.4.2 SOCIOECONOMIC CONDITIONS

Residential Displacement:

- We strongly disagree that the low percentage of residents being relocated from their existing home to temporary housing before being finally placed into their new home doesn't trigger an assessment of direct residential displacement. (p.29) The 6% being temporarily relocated are senior citizens, and greater consideration should be given to that population given their needs and the challenges that come

with relocation. The disruption to the lives of a vulnerable population is significant and merits further study. The EIS must study the impact of relocating senior citizens with unique social service needs; and urge the study of a new construction timetable to leave the majority of senior citizens out of the displacement plan. We reiterate how critical it is that purpose-built senior housing be included in the study.

- There is potential for a displacement of population by 2040 in a major NORC (Naturally Occurring Retirement Community) named Penn South that exists within a ½ mile radius of the study parameters. The aging population in that campus is likely to be replaced by a younger generation which will have a significant impact on the community. We urge that the EIS study the impact of the aging-out of residents in Penn South and the impact on the community's demands on community facility space and public infrastructure needs.
- An analysis of population growth should be conducted, including proposed and potential development of sites within the ½ mile radius inclusive of any residential developments through 2040.
- We ask for a study of displacement if no development occurs in addition to a study of displacement if Alternative 2 (Rezoning Alternative) occurs.

Business and Institutional Displacement;

- With significant proposed changes in land use, businesses will also be affected or displaced. The study should include how legacy businesses will be affected by the development; how new residents could affect existing and new businesses, as well as understand how an increase in market-rate housing could drive up costs further for goods in the community.

F.4.3 COMMUNITY FACILITIES AND SERVICES

School Analysis:

- School demand should include all planned development proposals within School District 2, not just the addition of the NYCHA Dwelling Units.
- Study how the potential displacement of families will impact school enrollment, which is tied to funding, at two or more elementary schools in Chelsea. Assess how a potential loss of funding will affect enrollment through the study period, including if new development occurs, and assess the implications of school enrollment with the potential addition of approximately 3,500 new housing units.
- Assess the impact of development on the cultural, racial, and economic diversity of schools in Chelsea.

- Conduct a comprehensive analysis of noise levels, air quality, and other environmental factors that could potentially affect neighboring schools, including Quest to Learn (M422), Hudson High School of Learning Technologies (M437), Humanities Preparatory Academy (M605), James Baldwin School (M313), Landmark High School (M419), Manhattan Business Academy (M392), Hudson Guild Children's Center and Chelsea Prep (PS33), which are both adjacent to the demolition and new construction on West 26th Street.
- Build a new school for PS33 Chelsea Prep Elementary School within one of the planned buildings as part of the redevelopment project, while considering factors such as space availability, infrastructure challenges of the existing building, and the educational needs of the local Community. Or allocate capital improvements funding for the PS33 to upgrade its building components in disrepair, such as auditorium, plumbing systems, bathrooms, and classroom interiors.
- Maintain accessibility of the PS33 playground to the local community during weekends.

Community Facilities:

- Any temporary relocation of community facilities is significant and MCB4 strongly disagrees with the disregard for that displacement via the DSOW. (p.32) The current community facility, Hudson Guild, not only provides services across FEC, but also serves the larger Chelsea and Hell's Kitchen community. Their work includes youth programs, after-school programs, senior citizen programs and supportive housing services, and is a vital provider of social and community services in the entire MCB4 district. Any disruption, fragmentation, or reduction in these services due to temporary relocation will have a negative impact on the community and should be studied. The current proposal seeks to temporarily relocate the Hudson Guild off-site from the Elliott-Chelsea campus during redevelopment. If alternative sites are explored and determined a requirement, proximity to the existing services must be within a two-block radius.
- We urge that the EIS study an alternative to building a new community facility prior to closing the existing facility.
- Please add the word guarantee when referring to the return of Hudson Guild, as you do when you are referring to residents.

Health Care Facilities:

We strongly disagree that the proposal's potential to add 3,500 dwelling units will

have no significant adverse impact on the community. (p.32) With the planned closing of Beth Israel Hospital, Chelsea will lose its closest and only remaining ER. The study must include the potential impact this will have on the community, and the capacity of the hospitals to the north and south who will absorb the population.

F.4.4 OPEN SPACE

MCB4 objects to the presumption that “a detailed open space analysis is warranted for the residential population only.” (pg. 35). The proposed development will reduce the amount of greenspace on the existing NYCHA campus which is not included on maps because it is not parkland or a publicly owned private space. NYCHA publicly owned public space must be included in this study. Furthermore, Chelsea is not only a residential community, and far more than the “residential population only” will be affected by the plans, or lack thereof, for open space. The study should encompass all users of open space, and not just the residents.

We find the maps on p.36 of the DSOW insufficient to determine how much open space will be lost to the proposed development. Please provide more detailed maps which acknowledge existing open space within the project footprint.

Any building moving forward should incorporate green and cool roofs as this is now the minimum standard in sustainable building.

The proposed plans must design for and plant a robust street and campus tree canopy and provide connectivity throughout the campus with a pedestrian-oriented design with vibrant, safe, and well connected outdoor spaces.

The summary does not explicitly mention the fate of the basketball court on the Fulton Houses Campus. Please include.

F.4.5 SHADOWS

The redevelopment sites are near and adjacent to "sunlight sensitive" open spaces and historic resources and will contain within open spaces reconfigured from the existing NYCHA open spaces. Since the proposed new construction will create buildings up to 39 stories (over 50 feet in height), over three times the height of many existing structures, the EIS must examine the shadow consequences. It can do this in three phases, the need for the second dependent on findings in the first, the need for the third dependent on findings in the second. If the findings of the assessments necessitate it, the EIS must elaborate mitigation measures.

Provide detailed daylight and sun studies with regard to the effect on PS33 classrooms, rooftop, and school yards. The proposed 39 story building will block natural light to the school building which is crucial for students' health and wellbeing. The proposed new

buildings to the south of the school should be low rise to limit the effects of shadows, and building materials should not create adverse effects such as glare.

F.4.6 HISTORIC AND CULTURAL RESOURCES

Historic Resources:

The Draft Scope of Work cites several designated New York City landmarks and historic districts (NYCL) and buildings that are listed or eligible for listing on the State and National Registers of Historic Places (S/NR). The analysis must provide three-dimensional aerial views of the project options and surrounding areas highlighting these and including all buildings within a 400-foot radius of the project sites. This would be helpful in understanding the impact of design options on these historic resources. Apply shadow studies described under Section F.4.5 to the 3D images.

As noted, the area includes individual landmarks and historic districts, as well as areas being considered for further landmark designation, including the Bayard Rustin Educational Complex which the Draft Scope of Work cites as SN/R-eligible. Similarly highlight this area in the aerial views, along with the few non-listed or -designated but historically or architecturally significant sites listed below.

Specifically, provide isometric views of each project site from the nominal northeast, northwest, southeast, and southwest (adjusted for the street grid's 29-degree rotation), labeling and color coding:

- project sites and buildings in color 1;
- NYCL in color 2;
- S/NR-listed or -eligible in color 4;
- buildings and historic-district areas that are both S/NR-listed or -eligible and NYCL in color 5; and
- other historic buildings identified below in color 6:
 - the five Greek Revival row houses at 452-460 W. 25th Street;
 - the Chelsea Health Center building at 303 Ninth Avenue; and
 - the paired tenement buildings at 110 Ninth Avenue and 363 West 17th Street.

Provide S/NR descriptions of all listed and eligible buildings and historic districts, including the SN/R-eligible Elliott-Chelsea Houses Project Site buildings.

Two important groups of Greek Revival row houses may be particularly impacted by the project options and deserve additional consideration: Cushman Row at 408-418 West 20th Street; and the group of houses at 437-459 West 24th Street. Cushman Row in the Chelsea Historic District is considered of national importance and one of New York's two most significant ensembles of Greek Revival houses (along with those on the north side of Washington Square), and 437-459 West 24th Street were designated individual New York

City landmarks in 1970. Adding to their sensitivity, Greek Revival row houses are Chelsea's signature historic building type and speak of its original development as a genteel residential community. The tallest current Fulton Houses buildings fall just short of being visible above Cushman Row. Current Elliott-Chelsea Houses buildings are likewise not visible above 437-459 West 24th Street. We ask that the areas where project alternatives rise into the zone of visibility above the rooflines of these two groups are highlighted, applying a line of sight from six feet above the far side of their opposite sidewalks.

Cushman Row is also in the area of the Chelsea Historic District that is contiguous with the Fulton Houses development site. Provide an action plan showing how buildings in this zone will be protected from construction impacts including vibration and increased flood risk from loss of permeable ground surface.

One of the greatest potential impacts on historic resources is their visual diminishment by incongruously large new neighbors. To aid in evaluation of this, provide photomontage street views of all project-adjacent streets and avenues from opposite compass points showing the full project frontages on both sides. For the Elliott-Chelsea alternatives: also provide views facing 437-459 West 24th Street from the far side of the opposite sidewalk; and facing north from the intersection of Tenth Avenue and West 24th Street. For the Fulton Houses alternatives: also provide views facing Cushman Row on West 20th Street from the far side of the opposite sidewalk; facing south from the intersection of Ninth Avenue and West 21st Street; and facing north from Ninth Avenue below West 15th Street capturing the Ninth Avenue frontages of Chelsea Market and 111 Eighth Avenue.

The DEIS also states all Elliott-Chelsea buildings are eligible for State and National Register of Historic Places (S/NR eligible). We ask to Include studies of how certain portions of that campus can be gut renovated and retained and provide contributions to project financing through use of Historic Preservation Tax Credits.

F.4.7 URBAN DESIGN AND VISUAL RESOURCES

View considerations should be made from sidewalks, the High Line, and current residences in West Chelsea specifically for the Empire State Building and Hudson River.

Provide photographs of residential Manhattan streetscapes with buildings of similar scale

to the proposed alternatives, including Sixth Avenue between West 24th and 28th Streets, and Third Avenue between East 58th and 65th Streets, indicating the height of shown buildings over 25 Stories.

Provide Sustainable Design Criteria and design for the entire development in both project locations.

Study increased sidewalk widths along avenues and setbacks along with more accessible pedestrian flows and facilitation for ADA compliance.

F.4.8 NATURAL RESOURCES

Required study of this topic will occur.

F.4.9 HAZARDOUS MATERIALS

An asbestos remediation plan should be instituted, and an emergency exposure plan should be prepared for all residences within the 1/2-mile radius.

There is evidence of lead in and beneath painted surfaces in many of the apartments within the Project Sites. A federal monitor is actively involved in getting the problem resolved. Mold is likely to exist behind every wall that covers water pipes and drainpipes because of the history of leaks throughout nearly every building. These are hazardous materials whose impacts should be specifically identified along with the health risks that they pose in each of the four alternative scenarios presented in the EIS.

The risks are greatest in the demolition phase of the Proposed Action because of the amount of dust and debris that will be produced. This is a long-term condition that will exist for many years and should be addressed with enhanced air quality monitoring, netting, and proper waste storage and disposal.

Rooftop water towers are present on all the buildings in the Project Sites. These water tanks are drained and cleaned every six months at Elliott-Chelsea. The water is tested for contaminants and bacteria that include Legionella which causes Legionnaires disease. It is common to find dead birds and rats in these tanks and that is the reason they are cleaned more often than is usually required by the City. Legionnaires disease results from the inhalation of mist or droplets from contaminated water. The demolition contractors who work on the demolition phase of the Project must adhere to the protocols that recognize the dangers that might exist in the water tanks that they will be deconstructing.

F.4.10 WATER AND SEWER INFRASTRUCTURE

The increased number of HU's will impact water and sewer infrastructure. Therefore, the study must include:

Wastewater and Stormwater

- Mitigation for protecting against flood water intrusions as well as surge removal plans.
- Systems for stormwater retention, bioswales, and permeable building materials vs. the current standard.

Water

- Incremental demand is below the CEQR threshold of 1,000,000 gallons but is not insignificant as part of our overall district's potable water use. The study should still take up the demand, given the change in demand for local infrastructure.

Sewage

- The need to assess wastewater and stormwater conveyance systems is not just incremental assessment (p.42), but an evaluation of additional water demand and therefore additional available capacity of the North River Plant. The Plant takes 125 million gallons per dry day, but as much as 340 million on wet days. Its design capacity is 170 million gallons per day. Keeping storm water, even incremental amounts, away from the plant is necessary and should be studied.
- As the proposed project is not far from the estuary, we require an evaluation of diverting stormwater away from the sewage system, including piping it into the estuary should this happen.

F.4.11 SOLID WASTE AND SANITATION SERVICES

The increased number of HU's will cause a significant increase of waste. Therefore, the EIS must include:

- Current and anticipated waste generation.
- Mitigation measures to minimize waste at the point of generation, increasing the amount of waste that will be recycled, mandatory onsite composting, also increasing the capacity of the local waste management infrastructure that will likely be overburdened by this project, not limited to carting services, timing of pick-ups and sealed trash containers to minimize rodent control.
- Enhance recycling and composting beyond what is required.

This is a total redevelopment of a dense, urban area which is an optimal opportunity to install the latest waste removal methods. MCB4 expects the study to include new means of waste management and study the placement of waste all being inside buildings, large scale compacting, pneumatic tubes, enhanced recycling tactics, and waste monitors throughout the campus.

F.4.12 ENERGY

Energy use requires a description of alternative energy availability, including solar, geothermal, and best energy building operation practices beyond what is required by law.

Careful consideration and specific calculation needs to be thoroughly conducted on today's usage, vs the anticipated use, and burden on the current infrastructure as well as the proposed infrastructure. This should include a detailed assessment of the estimated amount of energy that would be consumed annually because of the day-to-day operation of the proposed buildings, including all supporting infrastructure and their uses.

Study the overall projected energy consumption during long-term construction, and the final overall long term daily use of this operation, based on real examples of similar projects.

Con-Edison's ability to recycle heat for the proposed development is theoretical (p.44). We do not know how long it will be before such a plan will be realized and implemented, if ever. Therefore, we ask that all alternative options be studied.

Of major importance is the implementation and integration of Green Roofs for wider energy reduction options. It must be examined how green roofs affect urban energy consumption and climate conditions, reducing energy consumption and costs significantly in the proposed development area. Among other things, green roofs reduce water flowing into sewers, reduces carbon, creates jobs, which in turn supports the community.

Depending on sunlight based on the building and open space plan, fully solar lighting on the outdoor pathways should be a part of the study.

F.4.13 TRANSPORTATION

Intersection with Major Upcoming Projects

- Understanding Tomorrow's Transportation Disruptions: Study the potential impacts of the Fulton and Elliott-Chelsea Houses Redevelopment Project alongside initiatives like the Gateway Project, the Port Authority Bus Terminal Replacement, the 9th Ave "super sidewalk" project, and the 10th Avenue Upgrade, featuring an extra-wide protected bike lane, warrant analysis. A cumulative study should evaluate how these projects affect local transportation networks, accessibility, and community welfare.

Cumulative Impact Analysis for Congestion Studies

- 9th Avenue (14th to 28th Streets) Cumulative Study: A comprehensive congestion impact study on 9th Avenue, spanning 14th to 28th Streets, is essential. This study should focus on traffic, noise, and environmental implications during both peak and off-peak hours.
- 10th Avenue (23rd to 34th Streets) Cumulative Study: An extensive analysis of 10th Avenue, from 23rd to 34th Streets, is necessary to understand the expected alterations in traffic patterns, noise pollution, and air quality. Please note that peak and off-peak hours should be examined, underlining the impact of redevelopment on the current state.
- Based on the NYC Pedestrian Mobility Plan: Given the projected growing

population and increased pedestrian traffic caused by commercial activity, consider the benefits of widening the sidewalks along 9th Avenue and 10th Avenue (from 14th to 30th Streets). A comprehensive analysis of this issue and potential mitigation measures should be included within the EIS.

Housing, Retail, and Transportation Interplay

- **Housing Units and Resident Dynamics:** Accurate and current projections of housing units and demographics are vital, focusing on the balance between affordable and market-rate housing. Understanding how demographic shifts will influence local transportation patterns is essential.
- **Retail Expansion and Traffic Generators:** The introduction of additional retail spaces and amenities, such as healthcare centers and grocery stores, necessitates an examination of their role as traffic generators. Developing strategies to mitigate potential congestion and manage the increased pedestrian and vehicular flow is crucial.

Construction and Post-Construction Impacts

- **Shared Streets:** We propose including a detailed analysis of the feasibility and benefits of integrating shared streets within the project's framework. Shared Streets prioritize pedestrians, lower vehicle speeds, and create versatile public spaces. Shared Streets present a unique opportunity to enhance our community's livability, safety, and environmental sustainability.
- **Construction Traffic Management:** We seek detailed plans for managing construction-related traffic, emphasizing minimizing disruption and ensuring resident safety.
- **Resident Displacement Logistics:** We request strategies for managing the logistics of temporary resident displacement to avoid additional local traffic stress.
- **Public Transportation Mitigation:** We advocate for a collaborative plan with the MTA to address potential delays and overcrowding on local bus routes.
- **Infrastructure Enhancements:** We call for targeted pedestrian and cyclist infrastructure upgrades, focusing on safety and accessibility.

Parking

- **Rethinking Parking Space:** Please explore the feasibility of incorporating ample, secure bicycle parking and electric bike charging stations within the underground parking area.

Special Consideration for Senior Citizens on 27th Street

- The Chelsea Addition, dedicated to senior citizens, requires a targeted analysis of how increased traffic on 27th Street might impact accessibility, safety, and the quality of life for our elderly residents. We urge you to ensure that redevelopment efforts do not adversely affect them. Please include 27th Street in the Shared Street analysis

School Bussing:

- A study of the impact of bussing on any student directly or indirectly displaced so

they may remain in their home school should take place.

- A detailed traffic study so as not to disrupt school bus operation during construction of PS33 as hundreds of students, including special education students, commute to school every day.

F.4.14 AIR QUALITY

Regarding air quality, the NOIS and DSOW are inconsistent. The Draft Scope of Work is blunt in its assessment that there is *"No significant adverse air quality impacts would occur from stationary sources associated with the proposed action,"* (p.50) and then immediately follows that sentence with, *"However, the existing NYCHA boiler plants serving Elliott and Chelsea Houses will be evaluated to assess the potential for interim air quality effect..."* In addition, the Notice of Intent in the section labeled, 'Probable Environmental Effects' (p.10), states that *"Due to the increase in the number of residents and expansion of the built environment could have the potential for significant environmental impacts"* in several areas to be addressed by the EIS including Air Quality. We ask that the line "No significant adverse air quality" be struck from the Draft Scope.

It is also worth noting that the land surrounding the Elliott-Chelsea Houses Project Site (Notice of Intent, p.5) includes a US Postal Service Vehicle Maintenance Facility and a Department of Sanitation Repair Shop. We are especially sensitive to the impact of the existing "mobile sources" of air pollutants and the additional ones brought on by construction. According to the Environment and Health Data Portal, Chelsea-Clinton is identified as having WORSE outdoor pollutants (except Ozone), heating fuel admissions, outdoor air toxics, and traffic density compared to other neighborhoods.⁶

We are concerned with the effects of tree loss and ask that comparative figures for each alternative and the time required to achieve full carbon absorption be provided.

F.4.15 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

The baseline measures for greenhouse gas emissions and climate change study are wholly insufficient. Given the state of the world we find ourselves in, with extreme weather examples occurring around the world, the effects of climate change are at our doorsteps and shores, literally. Greater study and consideration must be given to these factors.

Greenhouse Gas Emissions:

According to the Draft Scope of Work (p.51), the planned analysis will include 'Consistency with City's GHG Reduction Goal' and then offers a caveat- *"While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 levels by 2025, individual project consistency is evaluated based on [a variety of factors.]"* Due to the massive scope and size of this project - and the above air quality issues -We ask for an

⁶ Environmental and Health Data Portal: https://a816-doh.besp.nyc.gov/IndicatorPublic/neighborhood-reports/chelsea_clinton/outdoor_air_and_health/

absolute commitment to the GHG reduction goal of 30 *percent below 2005 levels by 2025*, at a minimum.

- We require adherence to LL97 end goals and make all buildings net zero upon completion.
- All power, including heat and hot water, should be generated by electric and/or on-site, self-sustaining green energies with naturally occurring resources (solar, wind, etc.). The use of electricity has a lower carbon content per unit of energy than other fuels reducing greenhouse gas emissions.
- Implement Green Roofs. These would give residents urban green space in a neighborhood with hardly any. Perhaps more importantly, these spaces will provide clean, open areas to help mitigate the short-lived climate pollutants in an area that registers some of the worst air pollution in the city.
- We also request that a rooftop stormwater management plan be included in the study.

Climate Change:

It is absolutely critical that the most up-to-date data related to climate change is used in the EIS response, and that there is absolute clarity about the efforts made to ensure the safety of residents in/around the floodplain. According to the DSOW (p.51), *"portions of the Project Sites are located within the 0.2 percent annual chance floodplain."* Yet there is data that is conflicting.

- According to FloodhelpNY, the main address for Fulton Houses is "currently in a minimal hazard zone, but it may change to a moderate risk zone."
- According to the Community Risk Dashboard, Chelsea-Clinton-Hudson Yards is identified as a "1% Annual Chance Floodplain." *22% of the land in this neighborhood is identified as in the floodplain. Upon further inspection, if you note the chart below, 22% of the area is in the floodplain and noted as "Highest Risk." However, you can see the large area in the district noted as "High Risk."*
- *According to the dashboard, 4% of the population lives in the floodplain, 3% reported a disability, 12% live below the poverty line, 5% are 65 and older, and 5% are children under 5.*
- The above Community Risk Dashboard is noted as "undergoing major updates until May 2024."

We reiterate our request for an analysis of 500-year flood impact, and that the EIS states the sources from which it is relying on to make its impact determinations.

We require a survey of all existing mature trees on the project sites and calculate their total carbon absorption based on size and species. The effects of tree loss should be factored into adverse impacts under Section F.4.14, Air Quality. Provide comparative figures for each alternative and the time required to achieve full carbon absorption.

We seek an analysis of each alternative's impact on urban heat-island effect.

And MCB4 asks that the study look at the resource (carbon in particular) savings of the new multifamily dwellings in the rezoning and non-rezoning options when compared with the average footprint of someone living in a single-family home in the region.

F.4.16 NOISE

Noise should be considered to be one of the most impactful aspects of the proposed project. It is especially important given the students of PS 33 which sits right beside the Chelsea Addition, students at the Avenues School on 10th Avenue, the children who attend daycare at the Elliott Center, the young people who use the Chelsea Recreation Center on West 25th Street across from the Elliott-Chelsea Houses, and the public at large.

This project is estimated to take ten years to complete. Therefore, in addition to the sites and times of study in the DSOW, noise should also be studied from inside the classrooms and activity centers of the locations mentioned above during school and recreation hours. Noise should also be studied from the Highline during various times of the day.

The DSOW acknowledges that the redevelopment sites "are located in areas with high ambient noise levels." Its focus is on noise generated by projected increases in vehicular traffic once the buildings are completed; and on noise within the buildings themselves. It does not seem to concern itself with noise associated with the construction process because the "mechanical equipment" used outdoors has its own existing noise abatement requirements. (p.51) We ask for a detailed analysis of potential noise impacts due to outdoor mechanical equipment for both the residents of NYCHA and the adjacent Chelsea community. The nature of this project has multiple phases and would therefore be potentially disruptive to the community for many years.

F.4.17 PUBLIC HEALTH

The public health impacts that are associated with the Project are mainly due to the hazardous materials that will be present during demolition and construction. Air quality monitoring and reporting must consider the large population of residents around the Project Sites and those who visit the area for work and recreation.

Chelsea Park and PS 33 should be given special attention because of their proximity to the proposed development project. The EIS should focus on the best ways to shield both the park and the school from demolition dust and the pollution caused by construction equipment and vehicles.

We renew our concern of NOISE on the public health of the community, emphasizing schools adjacent to the development sites.

The Rezoning and Non-Rezoning Alternatives both include medical offices for the Project Sites. A study should be made of resident preferences as to the types of medical practices that will occupy these offices. Given the high number of children and seniors

who live there, it may be that pediatric and family medicine are preferred. There might be a preference for nonprofit organizations over private facilities because of the likelihood that a wider range of health insurance might be accepted.

Any proposed health care facility must be a non-profit provider tied to a hospital network based in New York City.

F.4.18 NEIGHBORHOOD CHARACTER

The Fulton Houses NYCHA plan as it stands today will have a major impact on historic streets. Notably, 20th Street between Ninth and Tenth Avenues, is within the Chelsea Historic District.

In the NYCHA Plan the 19th Street seven story building that backs up onto the rear yards of the famous Cushman Row is slated to be demolished and replaced with an 11 story building, (plus mechanicals) which will block light and air from the south facades and rear yards of 402 through 424 W 20th Street, especially in the long winter months as the sun passes low on the horizon. This is a major degradation of the historic block, permanently obliterating a feature these houses have enjoyed for nearly 200 years.

The Ninth Ave blocks, 18th to 20th Streets are lined on the east side with historic three- and four-story townhouses with local shops at the ground floors. The NYCHA plan currently intends to build non-contextual high-rise buildings of 37 and 39 stories, directly opposite these 19th century houses on the Avenue, dooming them permanently to a life in shadow.

If towers must be built, they should be located as now, in the middle of the blocks.

Bringing market rate housing into the middle of public housing buildings could have an adverse impact on small local businesses that operate on Ninth Avenue and cater to NYCHA residents. We request that the potential effects be studied, and conversely, how a change in economic incomes would benefit existing and new businesses in the area.

F.4.19 CONSTRUCTION

Mitigation:

We ask for a comprehensive analysis and mitigation of noise levels, air quality, and other environmental factors that could potentially affect neighboring schools, including Quest to Learn (M422), Hudson High School of Learning Technologies (M437), Humanities Preparatory Academy (M605), James Baldwin School (M313), Landmark High School (M419), Manhattan Business Academy (M392), Hudson Guild Children's Center and Chelsea Prep (PS33), which are both adjacent to the demolition and new construction on West 26th Street. As well as Chelsea Park, and Chelsea recreation center.

Study how construction will impede access to community and facility space, such as

Chelsea Park, and outline mitigation.

Green Build:

To meet the expectation of Green Build, all power, including heat and hot water, should be generated by electric and/or on-site, self-sustaining green energies with naturally occurring resources (solar, wind, etc.). The use of electricity has a lower carbon content per unit of energy than other fuels reducing greenhouse gas emissions.

We request a study of Green Roofs. These would give residents urban green space in a neighborhood with hardly any. Perhaps more importantly, these spaces will provide clean, open areas to help mitigate the short-lived climate pollutants in an area that registers some of the worst air pollution in the city.

Low carbon and carbon negative building materials should be used in construction.

Consider measures to protect harming birds during migration and reduce energy use, bird-friendly glass and windows with a frit-dot pattern should be used in all buildings, and non-essential outdoor lighting should be turned off between 11PM and 5AM to reduce light pollution which disrupts migration patterns.⁷

We request the use of a combination of permeable pavement and bioswales to reduce runoff volumes of rainwater and melting snow. This low cost, less labor-intensive and environmentally-friendly approach will help alleviate street drainage systems, aid in stormwater separation and filter pollution.

Study a design for dense above street and vertical greenery. This will provide both important environmental benefits and a pleasing aesthetic.

F.4.20 ENVIRONMENTAL JUSTICE

Required study of this topic will occur.

CONCLUSION

The proposal to transform the FEC campuses into replacement NYCHA housing and bring an additional 3,500 units of mixed income housing to Chelsea is tremendous. Indeed, so is this response.

And while MCB4 has responded to what it knows, there is still much to be discovered about this proposal, and exactly how it will materialize.

⁷ <https://www.nysenate.gov/legislation/bills/2021/S7663>,
<https://www.nysenate.gov/legislation/bills/2023/S7098/amendment/A>

We recognize that the living conditions for far too many NYCHA residents on the FEC campus are deplorable and wholly unacceptable for our neighbors. The current state of NYCHA is an embarrassment for the City of New York, though the fault lies at the feet of all levels of government after decades of disinvestment and disregard for public housing, not just local mismanagement. Time is not on anyone's side, given how long the conversation has already occurred on this topic.

But such a transformative proposal cannot be taken lightly, nor without robust discourse, engagement, and a recognition that no final product looks as it did upon its first unveiling.

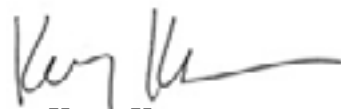
MCB4 is no stranger to significant land use actions, having seen a neighborhood literally built atop a railyard; watched former warehouses transform into luxury apartments in exchange for what is now the High Line; and witnessed waterfront revitalization of derelict piers into green jewels jutting into the Hudson. And throughout all these processes, we've learned.

MCB4 remains a willing partner in evaluating these proposals. We look forward to continued dialogue with NYCHA, HPD, Related and Essence in the further development of the DSOW as this moves towards a DEIS.

Thank you,



Jessica Chait
Chair
Manhattan Community Board 4



Kerry Keenan
Co-Chair
Chelsea Land Use Committee

CC: Hon. Eric Adams, Mayor
Hon. Jerrold Nadler, U.S. Congress
Hon. Brad Hoylman-Sigal, State Senator
Hon. Tony Simone, State Assembly Member
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Jonathan Gouveia, Executive Vice-President for Real Estate Development,
NYCHA
Jamar Adams, Managing Principal, Essence Development
Greg Gushee, Executive Vice President, Related Companies



State of New York Office
of the Attorney General

Letitia James
Attorney General

Division of Social Justice
Housing Protection Unit

SENT VIA EMAIL

March 8, 2024

New York City Department of Housing Preservation and Development
Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038
Nepa_env@hpd.nyc.gov

Dear Anthony Howard:

The New York State Office of the Attorney General (“OAG”) through the Housing Protection Unit¹ submits these comments to the “Fulton and Elliott-Chelsea Houses Redevelopment Project Draft Scope of Work to Prepare a Draft Environmental Impact Statement” (“DSOW”) issued January 5, 2024, by Joint Lead Agencies New York City Department of Housing Preservation and Development (“HPD”) and New York City Housing Authority (“NYCHA”) for public comment.²

The OAG submits these comments in response to NYCHA’s plan, as laid out in the DSOW, to demolish the Fulton Chelsea Elliott Developments (“FEC”). This plan is the first under the City’s Permanent Affordability Commitment Together (“PACT”) program, a program aimed at rehabilitating selected NYCHA developments and converting them to project-based funding. As the first PACT demolition project, it deserves intense scrutiny to ensure that the model minimizes displacement and maximizes tenant protections and affordability. The OAG has reviewed the DSOW and believes it is deficient in several areas that should be expanded and studied in the Environmental Impact Statement (“EIS”).

¹In 2019, Attorney General James created the Housing Protection Unit to investigate fraud and illegality in residential rental housing. Since then, Attorney General James has [secured \\$4 million from landlords after uncovering an illegal kickback scheme to deregulate apartments](#), [cracked down on Tenant Blacklisting](#), [secured more than \\$400,000 for tenants harassed by Ink Property Group](#), [along with up to \\$1.75 million for affordable housing](#), [joined New York State Homes and Community Renewal \(HCR\) Commissioner RuthAnne Visnaukas in preserving an affordable housing cooperative development in Rockland County](#), [recovered nearly \\$300,000 of illegally withheld security deposits for Brooklyn tenants](#), [delivered \\$50,000 to Community Action for Safe Apartments \(CASA\)](#), [a tenant organizing project](#), [shut down a landlord for exposing children to lead paint hazards in Syracuse](#), and [sued Brooklyn-based eviction lawyers for engaging in deceptive rent collection practices and initiating frivolous lawsuits against New York tenants](#).

² NYCHA is the project sponsor and accordingly, comments will address their actions despite HPD being the joint-lead agency.

First, the DSOW should assess Alternatives that not only include building market rate housing with 30% affordability but should also include a review of an Alternative with 100% affordability. The DSOW's No-Action Alternative must also provide a detailed explanation of why rehabilitation under PACT is considered no longer feasible.

Second, the DSOW failed to include that the EIS would assess and analyze the lead, asbestos and other hazardous materials contained in the 22 buildings slated for demolition. It also failed to account for the number of tenants that would be directly displaced through requests to relocate due to air quality and other issues related to construction and should create an offsite relocation program for those that request an accommodation due to construction.

Finally, the DSOW's Socio-economic Impact section undercounts the number of tenants that will be directly displaced and therefore also failed to require an analysis of the direct displacement (caused in part by the construction impact), including a detailed description of NYCHA's mitigation efforts. This section also failed to include a detailed explanation of the protections relocated tenants will be given, and should analyze the impact of increasing the affordability component or the application of rent stabilization to the market rate buildings as mitigation for indirect displacement. Nor does the DSOW, under Socio-economic Impact, assess the impact of the loss of union, and other jobs, that will be lost because of the demolition.

While the OAG's comments will address deficiencies under the National Environmental Policy Act of 1969, the State Environmental Quality Review Act ("SEQRA") and City Environmental Quality Review ("CEQR"), the OAG strongly encourages NYCHA to disclose more than what is technically required by these statutes and their implementing regulations due to the unique nature of this demolition project.

Alternative Plans

1. The Environmental Impact Statement Must Include a 100% Affordable Alternative

The Proposed Action will demolish the current NYCHA buildings and replace them with new PACT converted buildings ("NYCHA buildings") and additional mixed use private development ("non-NYCHA buildings"). The Proposed Action only includes two alternatives -- Rezoning and Non-Rezoning, each requiring only 30% of the units in the non-NYCHA buildings to be affordable (without defining what affordability levels would be required) with the remaining 70% of the units to be market rate.

While the CEQR manual gives the lead agency discretion in selecting the alternatives to be considered (CEQR Chapter 23 Section 100), the EIS should include an Alternative plan that consists of 100% Affordable units in the non-NYCHA buildings. The Proposed Action allows the development of market rate housing on public land without any explanation of why that is necessary. The plan to build market rate housing on public land was decided by NYCHA without a public procurement process where NYCHA could have identified its goals for the project and obtained bids to meet those goals. At a minimum, NYCHA, through the EIS, must explain in detail why it has chosen to allow market rate housing on public land.

If NYCHA needs the revenue from market rate housing to support the development of newly constructed NYCHA buildings, it should explain in detail the underwriting of both developments showing capital contributions from the developer and why development without market rate housing is not feasible. This information is especially important since the market rate buildings are not slated for completion until years after the NYCHA buildings are completed. NYCHA should explain how the market rate buildings will cross-subsidize the NYCHA buildings when there will be no revenue stream from the market rate buildings for years after the NYCHA buildings are operating.

2. The No-Action Alternative Should Explain in Detail Why Rehabilitation is Not Feasible, or a Separate Rehabilitation Alternative should be studied

The DSOW asserts that under the No-Action Alternative, “the Project Sites would remain in their current condition” and “major capital improvements, rehabilitation, or renovations subject to discretionary approvals such as the PACT/RAD rehabilitation program, would not occur.”

However, this ignores the fact that NYCHA, through the PACT program, chose a developer through a Request For Proposal (“RFP”) procurement process with an intention to rehabilitate, not demolish, FEC. This plan was predicated, in part, on a Physical Needs Assessment (“PNA”) that found that FEC needed \$366M of rehabilitation work.

NYCHA and the Developer have subsequently claimed that the physical needs of FEC have increased to over \$1.5B and that rehabilitation is not financially feasible. While NYCHA and the Developer have provided high level accounts of the increases, no analysis of either why the initial PNA was incorrect or why the current PNA has increased exponentially has been provided.

Accordingly, the EIS should include either a rehabilitation alternative in the EIS or explain why such a plan is no longer feasible, including a detailed analysis of the two PNAs and comparing them to each other to pinpoint why the physical needs assessment of the buildings in a three-year intervening period between the PNAs are so different.

Specific Impact Categories

Construction (Section F.4.19)³

1. The Preliminary Assessment for Construction Must Assess and Analyze the Asbestos and Lead that May Arise from Demolition of the 22 Buildings

The Proposed Action involves the demolition of 22 existing public housing buildings that, based on their age and similarity to other NYCHA developments, likely all have lead and asbestos. Despite the presence of lead and asbestos in these buildings, the DSOW makes no mention of these hazardous materials or how they will be disturbed during demolition.

A construction analysis is required for hazardous materials when the construction activities would disturb a site. CEQR Chapter 22, Section 200. Here, lead, asbestos and other potentially

³ The deficiencies in the DSOW about air quality and hazardous materials that the OAG are commenting on all relate to construction. Accordingly, the OAG is incorporating its comments about air quality and hazardous materials in its comments to the Construction sections. CEQR Chapter 22.

hazardous materials are going to be disturbed and the EIS must “consider the possible construction impacts that may result from that contamination and identify measures to avoid impacts.” CEQR Chapter 22, Section 310. Even if there would not be significant impact, there must still be an assessment and the DSOW does not specifically include an assessment of lead and asbestos disturbance from demolition.

2. The EIS Must Include an Analysis of How a Relocation Program Could Be Used as Mitigation for the Effects of Dangerous Air Quality on Tenants During the 16-year Construction Period

The DSOW states that the analysis of air quality during construction “will include a discussion of the strategies to reduce project related air pollutant emissions associated with construction activities” without identifying which strategies it will review. As noted in the DSOW, construction is slated to take place over at least 16 years where NYCHA residents will be living in a construction zone that includes demolition and heavy equipment to construct large buildings.

Accordingly, the EIS must include a discussion of a relocation program for tenants to reduce related air pollutant emissions on them. This strategy must be analyzed in the EIS and include all procedures and protections that will be afforded tenants who need to move due to the construction. The program should provide tenants with the opportunity to apply for relocation either based on medical need or other criteria. NYCHA tenants must be provided with an opportunity to mitigate the harms from construction and those tenants who request temporary relocation must be provided with the same protections and benefits that other tenants who are being forced to temporarily relocate are receiving.

Socio-Economic Impacts (Section F.4.2)

1. The DSOW Improperly Calculates the Number of Residents at Risk of Direct Displacement

According to the DSOW, an assessment of direct residential displacement is not necessary because the Proposed Action would not directly displace more than 500 residents.⁴ The DSOW asserts that only approximately 120 households will need to be temporarily relocated. According to NYCHA’s own statistics, the average NYCHA household is 2.2 persons, which means that approximately 264 people are being temporarily relocated.⁵

However, the DSOW fails to account for NYCHA residents, both in current and newly constructed buildings, who will be living in a demolition and construction zone for many years. The Proposed Actions would turn the Project Sites into a construction zone for at least a 16-year period, with demolition of 22 buildings and construction of at least 15 residential buildings. During this time, NYCHA residents will be living through the dust and other air quality issues that are associated with a construction site. Despite the significant impact on air quality and resident health that is likely to be experienced by the NYCHA tenants and the community at large, the DSOW does not consider that many NYCHA residents may seek relocation as an accommodation from the air quality and other impacts from living in a construction zone.

⁴ The DSOW does not state whether it is using the study area or a sub-area. For the purposes of direct displacement, the EIS should use the NYCHA developments as a sub-area, where more than 5% of the residents are being displaced. CEQR Chapter 5, Section 411

⁵ <https://www.nyc.gov/assets/nycha/downloads/pdf/Resident-Data-Book-Summary-2022.pdf>

Indeed, empirical data demonstrates that high levels of asthma are found with greater prevalence in low income black and brown communities, including in public housing.⁶ Additionally, a quarter of NYCHA residents are 62 years or older⁷ and these residents have rates of poor health higher than compared with older adults in the City.⁸ And in New York City, black and Latino children, aged 12 and younger, are disproportionately affected, being diagnosed with asthma at three times the rate of white children.⁹ Thus, it is reasonable to assume that many tenants will request to be relocated during the long construction period due to air quality and health concerns. Only 107 households (less than 5% of total NYCHA households at FEC) would need to be relocated for there to be direct displacement of over 500 residents, all of which, would be significantly lower in income than the general population.

Thus, as an initial matter, the EIS must accurately account for NYCHA tenants with higher levels of health issues living in a construction zone for a very long time and provide an accurate number of residents who may be directly displaced that includes those that request relocation due to construction or that self-evict due to construction.¹⁰ This analysis should also include a detailed description of the procedures and protections that will be afforded tenants who need to move due to the construction.

In addition, the EIS must include a detailed description of what NYCHA will do if any of the 120 residents that are slated for required relocation refuse to move. This description must explain all efforts NYCHA will take to convince the resident to move and all potential legal actions that NYCHA could take if the resident refuses to move.

Without a detailed explanation of these factors, it will be impossible to make an accurate determination of the number of people who will be directly displaced, as required by CEQR Chapter 5, Section 331.1 (“For all projects the number of residents to be directly displaced by a project should be disclosed, whether or not the displacement impact is considered significant.”).

2. The EIS Must Conduct an Analysis of Direct Displacement, Including a Detailed Description of NYCHA’s Mitigation Efforts

A detailed analysis of direct residential displacement, including a robust analysis of the mitigation that NYCHA intends to use to guard against direct displacement, will be required by CEQR with more than 500 NYCHA residents being displaced by the construction.¹¹

⁶ In a study of asthma outcomes of adults and children in New York City, living in public housing was found to be associated with higher odds of “ever asthma” or chronic condition asthma. <https://pubmed.ncbi.nlm.nih.gov/35803352/>

⁷ <https://www.nyc.gov/assets/nycha/downloads/pdf/Resident-Data-Book-Summary-2022.pdf>

⁸ <https://www.nyc.gov/assets/nycha/downloads/pdf/senior-report-nycha.pdf>

⁹ Ray Lopez, *Reducing Childhood Asthma Triggers in Public Housing: Implementation and Outcomes from an East Harlem Community Health Worker Program*, ENVIRONMENTAL JUSTICE Volume 8, Number 5, 2015. Almost 90% of NYCHA residents are black and Latino. <https://www.nyc.gov/assets/nycha/downloads/pdf/Resident-Data-Book-Summary-2022.pdf>

¹⁰ The CEQR manual requires the lead agency to give potential impacts a “hard look” and must examine those that are reasonably likely to occur. CEQR Chapter 2, Section 600. It is reasonably likely that NYCHA residents will request relocation or self-evict due to the construction impacts and therefore those impacts must be assessed and analyzed.

¹¹ Even if CEQR does not mandate an analysis for direct displacement, the EIS should still conduct a robust discussion of the mitigation that NYCHA intends to use to ensure that not a single NYCHA resident is displaced.

The EIS must explain in exacting detail all mitigation steps that will be taken, and rights tenants will have when being relocated, including those that need to be relocated off-site due to an accommodation from the potential dust and hazardous materials related to construction. The explanation must include a detailed description of:

- how NYCHA intends to engage in outreach to all FEC tenants, so they know they have the option to relocate to accommodate a medical condition;
- how NYCHA intends to address any necessity to move tenants to areas outside the community; and
- how NYCHA intends to deal with tenants who refuse to initially relocate or refuse to move back to the newly constructed NYCHA units.

All rights and protections must be laid out so that residents understand how NYCHA will go about moving tenants and how they will address tenants who refuse to move voluntarily.

As part of this analysis, the EIS must explain where residents will be relocated if there are not enough relocation units within the study area. The EIS must provide a robust description of these units that include who owns them, how the tenants will be paying for the rents, and what rights the tenants have to remain until they are able to return back to the study area. CEQR Chapter 5, Section 331.2 (“...the detailed analysis then would determine whether relocation opportunities exist within the study area for these displaced households.”).

3. The DSOW Must Include a More Detailed Explanation of the Protections Afforded Tenants Who are Being Required to Relocate and Those That Will Request to Be Relocated Due to the Construction

The DSOW states that the relocation of the 120 households under the Proposed Actions “will adhere to requirements of applicable statutes and regulations, including but not limited to the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA) and implementing regulations at 49 CFR 24, Notice H 2016-17; PIH 2016-17, as may be amended from time to time (“RAD Fair Housing, Civil Rights, and Relocation Notice”), Section 18 of the Housing Act of 1937, as amended and implementing regulation, 24 CFR part 970 and all applicable state and local regulations.” Unfortunately, the history of government plans to “temporarily” relocate low-income residents is filled with inaccuracies and unfulfilled promises.¹²

In an effort to gain public support for its proposal, NYCHA has stated that it intends to provide relocation protections that are broader than those required under federal law. These intentions must be explained in detail in the EIS so that the impacts of relocation can be accurately analyzed and more generally, the public can be reassured that NYCHA has been thoughtful about all that could go wrong when relocating families. At a minimum, the EIS must answer these questions with exacting detail:

¹² Illustrative examples include Seward Park in the Lower East Side where 1800 low-income families were promised a chance to return to new apartments that took over 50 years to be developed (<https://www.nytimes.com/2014/03/23/nyregion/they-kept-a-lower-east-side-lot-vacant-for-decades.html>) and the ABLA Homes, a public housing complex in Chicago that was demolished with the promise to rehouse thousands of families that remains mostly undeveloped. (<https://www.propublica.org/article/chicago-housing-abla-fire-soccer-cha>). Related Companies, one of the developers of the Proposed Action, is involved with ABLA.

- How is NYCHA matching the NYCHA tenant with their specific relocation apartment in FEC?
 - How is NYCHA choosing which tenants will go off-site if not enough NYCHA relocation apartments are available as is currently projected?
 - How will NYCHA address tenant circumstances where relocation could be overly burdensome or complicated, such as:
 - tenants who have “extraordinary needs” including, for example, 24-hour home care?
 - disabled tenants who need ground floor apartments and/or wheelchair accessible units?
 - families with school aged children and district eligibility?
 - elderly tenants who need proximity to affordable sources of food, senior centers where meals are obtained, or food pantries?
 - How is NYCHA going to handle a tenant that objects to relocation?
 - How is NYCHA going to handle a tenant that objects to a specific relocation apartment?
 - What criteria will NYCHA create to determine whether an objection to a relocation apartment is valid or not?
 - What appeal processes will be created to adjudicate tenant objections?
 - How is NYCHA going to handle pending tenant requests for permission to add family members to their household compositions during relocation, particularly where a family member is a potential caregiver?
 - How is NYCHA going to handle tenants who are unable to move themselves or cannot pay for the move to the relocation apartment?
 - How will NYCHA ensure that tenants are not required to pay security deposits or application fees for relocation apartments?
 - How is NYCHA intending to codify the tenant’s right to return to the newly built buildings?
 - How is NYCHA choosing which apartments tenants will receive in the newly built buildings?
 - What rights will tenants have to reject an assigned apartment in the newly built buildings?
 - What processes will be put in place to adjudicate these rejections?
 - How will NYCHA consider tenant’ requests to return to particular units or floors in newly constructed housing, which may restore naturally occurring support systems or retirement groups?
 - What standards will NYCHA use to allow a tenant not slated for relocation to relocate? (NYCHA should set out explicit benchmarks for reasonable accommodations beyond the general deliberative process).
 - What provisions will be made for re-housing the 120 displaced households back to FEC if the two new replacement buildings are not built or are unreasonably delayed (e.g., for unforeseen economic infeasibility, bankruptcy, pandemic, force majeure)?
4. The EIS Must Include an Analysis of Increased Affordable Housing or Applying Rent Stabilization to all Market Units Developed as Mitigation for Indirect Residential Displacement

The DSOW found that the Proposed Action exceeded the threshold for indirect residential displacement and accordingly, an analysis of each alternative was warranted. As part of that analysis, the EIS should consider whether increasing the number of affordable units being built coupled with a combination of prioritizing applications from the existing NYCHA waiting list, applicants from the

NYC shelter system and application of a community preference would be mitigation for indirect residential displacement. In addition, the EIS should consider whether making all newly built, non-NYCHA units be covered by rent stabilization would be mitigation for indirect residential displacement.

5. The EIS Must Include an Assessment of the Loss of Union and Other Jobs

The DSOW states the Proposed Actions will not result in the direct displacement of businesses, so an assessment is not required. However, upon completion of the new NYCHA buildings, NYCHA, its union employees, and all vendors and contract employees, will no longer be employed at FEC and management services will be assumed by the developer. At a minimum, an assessment of these losses must be contained in the EIS to determine if it will be a significant impact. CEQR, Chapter 5, Section 331.3 (“For all projects, the type and extent of businesses and workers to be directly displaced by a project should be disclosed, whether or not there would be a significant displacement impact.”)

Any assessment of job losses created by the replacement of NYCHA employees and contractors by the developer should also examine whether the plan can mitigate against those losses by ensuring that existing NYCHA union employees and NYCHA residents are given priority for available construction work opportunities, as a mitigation strategy against job loss and pursuant to NYCHA’s Resident Employment Program (“REP”) and/or the requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (section 3).

The demolition of the FEC will be the first demolition project under the City’s PACT program and every detail of the project must be disclosed in the EIS. This is even more important because no public procurement process was held to award this demolition project to the developers Related and Essence. NYCHA’s RFP procurement process for FEC only contemplated renovation and rehabilitation of the FEC development and specifically stated no demolition. The new demolition project creates market rate housing on public land at a scale not contemplated by the initial RFP process. As there was no robust and transparent procurement process, NYCHA has an obligation to provide as much detail as possible so the public can properly consider their Proposed Action. At a minimum, the EIS must incorporate the OAG’s comments and provide the requested analysis and detailed explanation that the residents of FEC and the community at large deserve.

Thank you. Please do not hesitate to contact us with any questions.

Sincerely,



Brent Meltzer
Chief
Housing Protection Unit
New York State Office of the Attorney General



March 8, 2024

Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services
Dept. of Housing Preservation & Development
100 Gold Street, #7-A3
New York, NY 10038

RE: Fulton & Elliott-Chelsea Houses Redevelopment Project Environmental Impact Statement
Scoping

Dear Anthony Howard,

The U.S. Environmental Protection Agency (EPA) has reviewed the information presented in the Housing Preservation & Development (HPD) public scoping meeting and request for scoping comments for the Fulton & Elliott-Chelsea Houses Redevelopment Project. This review was conducted in accordance with EPA's responsibilities pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality regulations (40 CFR Sections 1500-1508) and Section 309 of the Clean Air Act.

The overall purpose of the Project is to improve the quality of life and housing stability for existing public housing residents of Fulton and Elliot-Chelsea Houses and facilitate construction of additional affordable and market-rate housing units to address the critical shortage of affordable housing in New York City.

We understand the current alternatives presented in this scoping information are:

- 1) No-Action Alternative: improvements would be restricted to capital repairs as needed;
- 2) Rezoning Alternative: New York City Housing Authority (NYCHA) and the development partners would seek to rezone the lots to allow for the demolition of existing buildings and the construction of 15 new buildings:
 - a. 3,454 new dwelling units including 1,038 affordable dwelling units and 2,416 market-rate units;
 - b. Additional community /neighborhood center space, as well as daycare, medical offices, local retail, and supermarket spaces;
- 3) Non-Rezoning Alternative: proposing the demolition of existing buildings construction of 17 new buildings:
 - a. 1,783 new dwelling units including 536 affordable dwelling units and 1,247 market-rate units;

- b. Additional community /neighborhood center space; as well as daycare, medical offices, local retail, and supermarket spaces;
- 4) No Significant Adverse Impacts Alternative: HPD plans to determine measures that would eliminate all significant adverse impacts and present that as the final alternative in the NEPA document.

The potential actions required to complete this project could result in a range of direct and indirect (secondary) impacts to resources that are within EPA's jurisdiction. The identified potential impacts should be fully examined during the NEPA process. The attached comments are offered to help HPD develop a comprehensive Draft EIS that incorporates these issues, relevant information, and analysis needs pertaining to considerations that we have expertise in. In addition, our comments are intended to be consistent with EPA's ongoing work and commitment to support local communities and reduce environmental impacts. In addition, we recommend close coordination with federal, state, and local agencies with relevant air, water and natural resource responsibilities and interests during the development of the NEPA document.

Thank you for the opportunity to provide scoping comments on the proposed project. EPA believes the issues identified below can be addressed during the NEPA process and we are willing to work with your agency to develop a strategy to achieve that goal. Should you have questions on our comments noted above or related to this project, please contact Guy Burke at 212-637-3635 or Burke.Guy@epa.gov.

Sincerely,

David Kluesner, Supervisor
Strategic Programs and Community Based Funding

EPA Scoping Comments

Fulton & Elliott-Chelsea Houses Redevelopment Project Environmental Impact Statement Scoping
March 8, 2024

General Comments

- The Draft Environmental Impact Statement (Draft EIS) should include an executive summary to give a summary of the purpose and need, project alternatives, and a table which allows for the comparison of impacts between alternatives.
- Well defined impact level categories (for example negligible, minor, moderate, significant) for each resource area are essential in analyzing impacts across alternatives. EPA suggests that the beginning of each resource area chapter defines these impact levels and includes the justification for the selected definition.
- We recommend using EPA's NEPAAssist web-based application tool for this project as well as for future projects to facilitate the environmental review process and aid in project planning. NEPAAssist is a useful tool for identifying environmental resources in the area and can indicate potential environmental issues at the earliest stage of project development. Please visit the NEPAAssist website at: <https://www.epa.gov/nepa/nepassist>.
- EPA recommends that the Lead Agencies conduct analyses that are reflective of the lived realities of all residents, employees, businesses, and visitors are reflected in the impact assessment. We encourage that all data be assessed at both a macro and micro demographic and geographic scope, especially considering that the population density of the Chelsea neighborhood is 61,000 people per square mile. This is compared to the US national average of 96 people per square mile. This means any change in the Chelsea neighborhood must be specifically understood within this context and accounted for in the mitigation for any adverse impacts identified throughout the NEPA process.
- EPA researchers are developing a better understanding of how social determinants of health, together with poor environmental quality, can contribute to inequities in health and well-being. We encourage the Lead Agencies to incorporate these social determinants of health into the Draft EIS in order to establish a transparent connection between the project outcomes and the community that will be directly impacted by the proposed action.
- We suggest that the Lead Agencies establish monthly community stakeholder engagement meetings to address ongoing development of the Draft EIS and receive ongoing feedback from community partners throughout the NEPA process to continue practice of meaningful engagement to meet CEQ guidelines.

Alternatives

- When developing the EIS, the description of the alternatives should indicate the motivation and rationale for developing each alternative. The EIS should state what the alternatives are proposing in terms understandable to the public, including the expected costs of each alternative.
- EPA understands that earlier in the planning process a "rehabilitation" option, rather than demolition, was being considered. EPA suggests that the Draft EIS include this rehabilitation option

as an alternative for comparison with the other proposed alternatives. The document should compare each alternative in its capacity to meet the purpose and need and environmental impacts.

Analysis of Indirect and Cumulative Impacts

- The NEPA regulations state that effects or impacts include ecological, aesthetic, historical, cultural, economic, social, or health impacts, whether direct, indirect, or cumulative.
- The Council on Environmental Quality's (CEQ) NEPA regulations define indirect impacts as those "which are caused by the action and are later in time or farther removed in distance but are still reasonably foreseeable."
- The CEQ NEPA regulations define cumulative impacts as " ... the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time."
- The EIS should include and analyze direct, indirect, and cumulative impacts, to assess anticipated impacts from past, present and foreseeable future actions and the incremental impacts the proposed project would add to this.
 - In addition, the analysis should consider co-located projects and how concurrent development of the proposed action and these other projects may impact resource categories in the study area.
 - As part of this cumulative impacts analysis, we recommend the document clearly identify communities that may be experiencing existing pollution and social/health burdens and consider how the proposed action may potentially result in disproportionate impacts within that context. Toward this end, EPA recommends considering conducting a baseline survey of environmental and public health concerns currently existing in the community.
 - To inform the consideration of cumulative impacts, EPA recommends consulting CEQ's cumulative effects guidance, *Considering Cumulative Effects Under the National Environmental Policy Act*

Environmental Justice (EJ) and Community Engagement

- Executive Order 12898 Federal Actions to Address Environmental justice in Minority Populations and Low-Income Populations, February 11, 1994 was supplemented by Executive Order 14096, Revitalizing Our Nation's Commitment to Environmental Justice for All, April 26, 2023 which directs federal agencies, as appropriate and consistent with applicable law: to identify, analyze, and address disproportionate and adverse human health and environmental effects (including risks) and hazards of Federal activities, including those related to climate change and cumulative impacts of environmental and other burdens on communities with environmental justice (EJ) concerns. Agencies are directed to consider historic inequities and barriers to receiving equitable access to

health and environmental benefits in communities with EJ concerns (including persons with disabilities). EO 14096 also directs EPA to assess whether each agency analyzes and avoids or mitigates disproportionate human health and environmental effects on communities with EJ concerns in carrying out its Clean Air Act Section 309 responsibilities. EPA recommends that relevant provisions of EO 14096 are incorporated in the development of the Draft EIS.

- EPA recommends the Draft EIS identify communities with EJ concerns and analyze disproportionate impacts that communities may experience from the project and proposed alternatives, including changes to quality of life that may occur as intended by the purpose and need of the project, consistent with the Council on Environmental Quality's Environmental Justice Guidance (CEQ EJ Guidance). EPA also encourages the use of EJScreen when conducting EJ scoping efforts. This tool is a useful first step in highlighting locations that may be candidates for further analysis.
 - As a general guidance for the purposes of NEPA review, a project is considered to be in an area of potential EJ concern when the area shows one or more of the twelve EJ Indexes at or above the 80th percentile in the nation and/or state. However, scores under the 80th percentile should not be interpreted to mean there are definitively no EJ concerns present.
 - EJScreen can also help focus outreach efforts by identifying potential language barriers, meeting locations, tribal lands and indigenous areas, and lack of broadband access.
 - EJScreen can help identify vulnerable populations that have higher sensitivity to pollution impacts, such as elderly populations and youth.
- Additional resources to inform identification of communities with EJ concerns and analysis of disproportionate impacts include [Promising Practices for EJ Methodologies in NEPA Reviews](#) report, quantitative and qualitative information. EPA understands there was a tenant survey completed prior to the scoping period. EPA suggests the Draft EIS include a thorough background related to this survey, a summary of potential concerns and impacts raised by tenants and analysis of how these may be addressed by project alternatives and or mitigation measures. Thousands of low-income residents currently live at the project site and rely on the existing affordable public housing and amenities, including an early childhood center, community center, and recreational spaces for their current quality of life. For each alternative, EPA recommends analysis of impacts to the quality of life for tenants that will result from the proposed project's changes to the existing amenities and available affordable housing both during construction and upon completion of the proposed action. Impacts to analyze as part of changes in quality of life include, but are not limited to, changes in community cohesion, access to onsite social services, open space and recreational amenities, and transportation to work and school.
- Relocating residents, even temporarily, can cause a disruption, loss of social ties, and potentially increase exposures to environmental harm. Therefore, EPA recommends using a trauma-informed approach to relocation and service provision and providing case management and support; especially for the most vulnerable; before, during, and for at least 12 months after relocation. EPA suggests the Draft EIS document provide a clear overview of the redevelopment timeline for each building and relocation plan for existing tenants along with the efforts that will be undertaken to ensure tenants will be best protected and offered the support to return. EPA suggests the document include:
 - An overview of how NYCHA will track the relocated residents to ensure that all who are

relocated are offered their unit in the completed development. Additionally, EPA recommends the document identify the efforts that will be taken to ensure that all residents are aware of relocation planning, requirements for being placed back in a unit, and are aware of any support services available to them.

- EPA recommends specifying what organization will be responsible for providing resident support regarding relocation such as information on Section 8 vouchers, finding temporary apartments, help with moving, renewing leases.
- An explanation of what becomes of the “Project Based Section 8 Units” if a tenant does not return to the unit. Does another section 8 applicant get offered the unit or are these units permanently for section 8 tenants?
- An explanation of all efforts to ensure that programs for relocating affected tenants into new units is consistent with EO 14096, which identifies that all programs or activities receiving Federal financial assistance that potentially affect human health or the environment do not directly, or through contractual or other arrangements, use criteria, policies, practices, or methods of administration that discriminate on the basis of race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d. Additionally, the document should include any proposed measures to ensure the fair treatment of relocated tenants seeking Section 8 housing.
- An analysis of impacts to communities with environmental justice concerns and vulnerable populations, including the elderly and youth, that will occur during relocation. For example, youth may be affected by any changes in schools including the children that will attend the schools in the project area throughout the approximately 15-year construction timeframe (2040 build year).
- EPA offers to provide any support regarding community engagement throughout the entire NEPA process and implementation if desired by the Lead Agencies to support the needs of those with environmental justice concerns within the immediate scope and extended study area of the project, specifically those who will be displaced before, during and after the construction phase. Given that this project directly addresses housing in a city with a severe housing shortage (the vacancy rate in NYC as of February 2024 reached a historic low of 1.4%, the lowest since the 1968 New York City Housing and Vacancy Survey), a community benefit agreement or plan should include full commitments to relocation efforts both temporary and long-term.
- EPA recommends that the draft EIS include analysis of environmental justice issues related to equitable development, including, but not limited to, the potential gentrification impacts of this project. EPA recommends consulting EPA resources on equitable development and environmental justice (found here: <https://www.epa.gov/environmentaljustice/equitable-development-and-environmental-justice>) to guide analysis of this issues.
- EPA encourages transparency regarding the programs which are guiding this project, specifically the Rental Assistance Demonstration (RAD) and Permanent Affordability Commitment Together (PACT) programs. EPA recommends the document include an overview of the PACT program, links to where NYCHA’s previous projects using the PACT program can be found, a description of the differences between past projects and this project, and the significance of those differences. EPA

also recommends including a summary of existing affordable rent and utility costs, changes in these costs for new replacement units, and measures implemented through the PACT program to ensure tenants do not have any increases in rent and utility costs over the life of the development. If there are any planned differences, such as architectural specifications, of the project-based section 8 units, affordable units, and market rate units, those differences should be included in the document. EPA recommends development of mitigation measures to address any impacts to changes in the affordable housing, such a PACT reserve fund administered by HPD to ensure that Section 8 tenant's rents are not increased in the event that federal Section 8 payments from the U.S. Department of Housing and Urban Development (HUD) are interrupted.

- EO 14096 highlights the need to “provide opportunities for the meaningful engagement of persons and communities with environmental justice concerns who are potentially affected by Federal activities including by providing timely opportunities for members of the public to share information or concerns and participate in decision-making processes, fully considering public input provided as part of decision-making processes, ... and providing notice of and engaging in outreach to communities or groups of people who are potentially affected and who are not regular participants in Federal decision-making.” EPA recommends the forthcoming NEPA document include information describing what was or will be done to inform communities about the project and the potential impacts it will have on their communities, what input has been received to date from the communities, and how that input was or will be used in decision-making.
- The collaboration of the partners in the development will be key to the success of the program and the protection of the tenants. EPA suggests the document include background on the roles and responsibilities between HPD, NYCHA, the private developers, and the social services. EPA suggests the specific social services that will be involved throughout (before, during, and after) be identified. EPA suggests that a structure for tenant engagement with the building management be included (e.g., regular meetings with tenant representatives, hiring a community liaison as a point of contact between residents and the project leads). EPA also suggests considering standing up an EJ advisory workgroup composed of residents to provide input throughout the NEPA process, including during the development of any potential temporary relocation plans for residents, the identification of potential disproportionate impacts, and the during the development of potential mitigation measures. EPA also recommends that HPD has a dispute resolution plan for when there are differing priorities between parties (ex. numerical occupancy targets vs case-by-case support, patience, and flexibility in order to achieve the best outcome for that household).
- EPA recommends the Draft EIS identify mitigation measures consistent with EO 14096, which directs agencies to consider mitigation measures for disproportionate impacts to the maximum extent practicable. Additionally, CEQ EJ Guidance states agencies should identify and give heightened attention to “alternatives (including alternative sites), mitigation strategies, monitoring needs, and preferences expressed by the affected community or population” when addressing disproportionate impacts. While the purpose and need of the project is to improve the quality of life for current residents due to the current conditions of the buildings, there still may be unavoidable impacts to the tenants. EPA recommends that mitigation measures to address impacts to quality of life for the tenants are developed with direct input from tenants to identify preferred community benefits, which may include but are not limited to access to affordable childcare and continued community services.

Children's Health

We recommend that the Draft EIS assess children's potential exposures and susceptibilities to the pollutants of concern, including the following:

- Identification of the pollutants and sources of concern: Consider whether the pollutants and sources of concern pose a particular hazard to children's health (for example, lead or other heavy metals, asbestos, or air pollution from near roadway exposures)
- Exposure Assessment: Describe the relevant demographics of affected neighborhoods, populations, and/or communities and focus exposure assessments on children who are likely to be present at schools, recreation areas, childcare centers, parks, and residential areas in close proximity to the proposed project, and other areas of apparent frequent and/or prolonged exposure.
- Baseline health conditions: Consider obtaining and discussing relevant, publicly available health data/records for the populations, neighborhoods, and/or communities of concern.
- Respiratory Impacts/Asthma: Within the discussion on air pollution impacts, consider data on existing asthma rates and asthma severity among children and the general community living, working, playing, and attending school and daycare near the project site. To the extent feasible, identify potential for increased health risks of the project with respect to asthma rates and severity in children near the project site and discuss associated potential costs.
- Noise Impacts: Consider impacts from noise on health and learning, especially near homes, schools, and daycare centers.
- Impacts Regarding Obesity Factors: Consider potential impacts that could influence childhood obesity factors, such as impacts on opportunities for children to exercise outdoors, including opportunities to walk or bicycle to school, and potential impacts on the accessibility of neighborhood parks, green spaces, and recreation areas.
- Impacts from Mobile Source Air Pollutant Emissions: Consider exposure and impacts to children from mobile source air pollutants from project construction and operations, including significant increases in traffic predicted as a result of the project. Children are believed to be especially vulnerable due to higher relative doses of air pollution, smaller diameter airways, and more active time spent outdoors and closer to ground-level sources of vehicle exhaust. Identify children's proximity to project emission sources, including transportation corridors, transportation hubs, ports, and construction sites.
- Impacts from Other Chemical or Physical Exposures: Consider potential impacts to children from other site activities, such as pesticide application, demolition, etc.

Land Use

- EPA acknowledges that the scoping materials mention that land use will be discussed in the scoping document. Greenspace has many environmental, economic, social, and psychological benefits. The DEIS should compare the change in greenspace between alternatives.

Air Quality & Hazardous Materials

- To determine if project activities would result in potential air quality impacts, we recommend the Draft EIS consider sources of pollution that would cause potential violations of any state or federal ambient air quality standards; and assess exposure of nearby populations to increased level of air toxins.
- Air quality concerns related to demolition include, but are not limited to, potential dust, lead, and asbestos. EPA suggests the Draft EIS include the measures that will be taken to ensure the construction workers and nearby tenants and residents will be protected from exposure to the pollutants of concern. The Draft EIS should also include a description of how and hazardous materials found on site such as lead and asbestos are stored while on site and how they will be disposed of.
- The Draft EIS should include an analysis of the potential air quality impacts related to demolition, construction, and operation (with a focus on periods with the potential for most exposure) at all sensitive receptors within a reasonable distance. EPA recommends a detailed analysis at nearby schools (particularly P.S. 33), hospitals and clinics, athletic facilities, and places of worship.
- The NAAQS are often used as a threshold for “significant impacts”; however, sensitive populations may experience adverse effects of air pollution at levels lower than the NAAQS. Compliance with the NAAQS also does not equal NEPA compliance.
- EPA recommends Draft EIS include a health impact assessment to explore a detailed analysis of the health impacts from the air pollution anticipated from the project. We therefore recommend that the Lead Agencies consult with the Pediatric Environmental Health Specialty Unit (PEHSU) of Mount Sinai University Hospital to institute a Health Impact Assessment to specifically address lead in ambient dust that may result from construction.
- If mitigation measures are proposed, the Draft EIS should include details as to how measures will be implemented, and which public agencies will be responsible for ensuring mitigation is deployed and assessed. This could be achieved through a Community Benefits Agreement or other standard industry practice.
- The Draft EIS should incorporate options that explore diesel controls, cleaner fuel and construction practices for on-road and off-road equipment used for transportation, soil movement, or other activities, including the use of clean diesel through add-on control technologies such as diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.
- Further detailed information on a broad range of cost-effective technologies and practices that improve operational efficiency and reduce emissions can be found through EPA's Natural Gas STAR Program.
- We have consulted with our Air and Radiation Division to review the proposed scope and would like to follow up with comments at a later date regarding other Air Quality support for this project.

Greenhouse Gas Emissions

- Executive Order 13990 (E.O. 13990, 86 FR 7037; January 20, 2021) urges agencies to “consider all available tools and resources in assessing GHG emissions and climate change effects of their proposed actions, including as appropriate and relevant, the 2016 GHG Guidance”. We recommend the EA identify sources of emission associated with the project, quantify projected short-term and long-term GHG emissions (including the CO2 equivalent quantity), and identify methods that would minimize GHG emissions from construction and operational activities. Estimated emissions serve as a useful proxy for assessing effects and comparing alternatives. Helpful tools that can be applied to estimate GHG emissions can be found at <https://ceq.doe.gov/guidance/ghg-tools-and-resources.html>
- EPA recommends the Draft EIS estimate and analyze potential upstream and downstream GHG emissions to fully disclose the estimated direct and indirect emissions, broken out by GHG type, associated with the proposed action.
- EPA recommends utilizing the interim social cost of greenhouse gas (SC-GHG) estimates established by the Interagency Working Group on SC-GHG. Monetizing the net climate damages of GHG emissions from net changes in direct and indirect emissions provides useful information to the public and decisionmakers.

Climate Change and Adaptation

- The EPA recommends that the Draft EIS include a discussion of reasonably foreseeable effects that changes in the climate may have on the proposed project and the project area. This could help inform the development of measures to improve the resilience of the proposed project. If projected changes could notably exacerbate the environmental impacts of the project, EPA recommends these impacts also be considered as part of the NEPA analysis.

Engineering Considerations

- To outline what environmental engineering considerations are required from a regulatory perspective, EPA recommends the document describe the Local, State, and/ or Federal regulations which serving as the baseline for measures such as energy use and LEED rating, potential fossil fuel combustion on-site, building materials, etc. This project as an opportunity to improve the quality of life for members of the Fulton & Elliot Chelsea communities and EPA urges HPD to not set the minimum design requirements as the “bar” for design and construction goals.
- EPA encourages that the project use contractors that specialize in green construction practices whenever possible including recycling of construction material for both use and disposal, environmentally friendly landscaping, green infrastructure and incorporation of energy-efficient technologies.

Cultural Resources

- EPA encourages early consultation with New York State Historic Preservation Office in the process of considering impacts to cultural resources.

Indian Nation Issues and Coordination

- If there are federally recognized Tribes that are expected to be affected by the activities described in the Draft EIS, we recommend the Draft EIS include a description of the process and outcomes of consultations with tribal governments.

Mitigation Measures

- EPA requests that the Lead Agencies identify and communicate any proposed mitigation with EPA and community stakeholders prior to the publication of the Draft EIS to establish a feedback loop to properly address potential impacts through an iterative engagement process.

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Questions re.: Elliott Fulton LLC, Essence Development properties for the Section 8 Housing Voucher holder
Date: Thursday, February 29, 2024 11:25:31 AM

From: Ольга Абрашкина <godiva_dc@vk.com>
Sent: Thursday, February 29, 2024 1:35 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Questions re.: Elliott Fulton LLC, Essence Development properties for the Section 8 Housing Voucher holder

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Attn: Anthony Howard
Department of Housing Preservation and Development
100 Gold Street, -A3
New York, New York 10038

Dear Mr. Howard,

I was on the Section 8 Housing Voucher list in VA, FFX County. I am writing to ask you, if I am eligible for the properties at the NYCHA: Chelsea, Chelsea Addition, Elliott и Fulton Houses, since I am planning to reside in NYC upon graduation from the Made in NY Post Production Training post@bwiny.org? I am also at present in the process of producing the movie «Waybill to NYC» (TREATMENT «Voucher to Manhattan» Documentary First Version Downtown Alliance) for the — Mint House properties near the Wall Street (Alliance for Downtown New York, Inc. 120 Broadway, STE 3340 NY, NY 10271 212 566 6700 fax 212 566 6707 downtownny.com WishPond Lower Manhattan's Filmmaker in Chief Dream Job contest 2024). What are the requirements for the program? How do I apply for housing via Section 8 voucher program (<https://cloud.mail.ru/public/gBTm/jXFeuA3eM>)? Which organization can issue me the voucher in NYC — HUD at the Section 8 Project Based Vouchers (PBV) within the Rental Assistance Demonstration (RAD); Permanent Affordability Commitment Together (PACT NYCHA)? Could you, please, kindly email to me their email address and / or contact info?

I would highly appreciate your kind help and attention to this matter!

Sincerely,

Olga

Disabled, low-income, mother of 5 with a minority-owned small business citizen

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] OPPOSE the demolishing and privatization of fulton and elliot houses
Date: Wednesday, February 21, 2024 11:24:45 AM

From: Arianna Adabachi <arianna.adabachi@gmail.com>
Sent: Tuesday, February 20, 2024 10:38 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] OPPOSE the demolishing and privatization of fulton and elliot houses

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To Whom it May Concern,

I am a resident of Chelsea and neighbor to the Elliot Houses. Many of our neighbors see the survey that was conducted amongst residents as biased and misleading. I am writing with concern for the proposed destruction and reorganization of the NYCHA Fulton and Elliot houses in Chelsea into mixed-income housing.

The surveys conducted at Fulton and Elliot houses regarding their redevelopment were intentionally misleading. There was no mention of total demolition nor the development of 2500 market rate units under the option of new construction - omitting this information is grossly misleading and manipulative. The low voter turnout of residents means that there is by no means a majority participation nor understanding of the situation proposed. Residents want repairs and improvements for the benefit of their own families and communities - not displacement and capitulation to the wealthy.

NYCHA buildings are some of the only affordable housing stock left in the city, especially in the now hyper-wealthy neighborhood of Chelsea. Along with neighboring Penn South, these buildings make up some of the only vestiges of working-class and middle-class life in the neighborhood. These buildings are valuable community assets that deserve protection, as do their residents. This redevelopment scheme is predatory. HPD is tasked with the protection of affordable housing, and yet it is quickly disappearing under the pressure of powerful property developers and real-estate investors. How can we count on our government agencies to protect affordable housing when we get news like this? It is your responsibility to advocate for and protect the residents of affordable housing in the face of these mounting hostilities.

These are our neighbors and community members. Our homes are our entire lives- to lose them is to be uprooted and have the setting of your whole world taken away from you. Our community is made up of people who have lived here for a long time and kids who attend school here. Being forced to move is a huge disruption to anyone's life, even temporarily, but especially for families with kids. They have a human right to stay in their homes, to see timely repairs to their units, and to be given accurate information in the decision making process.

This project cannot proceed in good faith. We as neighbors OPPOSE this redevelopment and see it for what it really is- an attempt to allow private market-rate development at the expense of people who have lived here for decades.

Sincerely,
Arianna Adabachi

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Meeting on February 5, 2024
Date: Wednesday, February 21, 2024 11:11:51 AM

From: God's Remnant <dodom917@gmail.com>
Sent: Thursday, February 8, 2024 2:00 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Meeting on February 5, 2024

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My name is Diane Alexander and I have lived in the Chelsea houses on 10th Avenue at 26th street for 24 years. Worked hard as a nurse at cerebral palsy of NYS until I had a disability. My income was lowered and housing is what I could afford. I attended the meeting on the above date and commented as well. There were a couple of things that entered my mind as we were allotted only 3 minutes to speak. As I mentioned, I am in favor of the construction and the eventual move into a newly constructed building. I mentioned the fear that many have about the rent remaining at 30% of our income. Many of us are older and on fixed incomes. We were and are working class people whose incomes were low and NYCHA is affordable. The fear is that the promise of keeping the rent at 30% will be on a limited timetable, only to raise it after a year when new leases will be given. Manhattan high rent amounts would be impossible for us to pay. The fear is real because this would mean all of us would be rendered homeless. Understand, There's a history of stories where this type of thing has happened repeatedly and did not end well. Folks were displaced, some homeless in shelters. All we have is your word, your promise. I just saw a documentary on 2/1/2024, on Independent Lens (PBS) titled Raising Liberty Square of what the residents of liberty square in Miami, Florida went through. Wealthy property owners and developers, in this historically black neighborhood, public housing, like here, promised them a better quality of life from the 1930 housing projects that they were currently occupying. They promised all new amenities, a national grocery store, etc. In reality, the housing complex was on real estate gold. It never flooded. No one was asked to be a part of the decision to be put out of their homes; and not everyone wanted it. They tried to fight to save their community. The powers that be wanted a mixed income community and climate gentrification of the area. Some were given section 8 vouchers, those who did not want to move into the new building. So now here we are facing the same issues. One thing I have learned in life is that the voice of the poor is ignored, we have no voice. Those that hold the purse can do whatever they want to do to low income people in NYCHA. We play this game where the pretense to care for us is orchestrated by the development team at meetings. Jesus says in Mark 14:7 For ye have the poor with you always, ye may do them good. As long as we lived in NYCHA, we never had to worry about rents exceeding 30% of our income forever. Now that our home is taken away from us, I feel that it is the responsibility of you developers to make sure the tenants you have moved have that assurance that their rents will not exceed the 30%. Too much is given, much is required, There are Options: 1) It is an individual thing though. Some may want to move on elsewhere. Cash

funds as well as vouchers should be given to those to cover their expenses if they choose elsewhere. 2) There are 4800 vacant apartments in the 5 boroughs that can be offered to those who want to stay in NYCHA. The time should come to ask all individual families what they want, what would serve them best. When things are done right by the people you have uprooted, you will be prosperous in all of your endeavors. Alleviate the fears and do right by us. This is my prayer. God Bless

March 7, 2024

Department of Housing, Preservation and Development
Attn : Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

Via Email

RE : Fulton Elliot Chelsea Redevelopment

Ladies and Gentlemen :

I am a resident of the 300 Block of West 20th and a member of the West 20th Street Block Association Executive Committee. As a community member, and someone who cares a great deal about the neighborhood, I cannot express strongly enough how dismayed I was, and still am, to discover that the larger Chelsea Community has been largely excluded from the process of decision making when it comes to the proposals for the Fulton Elliot Campuses. How else can one explain the absolutely absurd proposal to Rezone and build 39-story towers on 9th avenue, adjacent to what is one of the very few remaining historic districts in Manhattan? All of the adjacent blocks, and indeed, the entire Chelsea community, are stakeholders in this développement. Yet it seems only the residents of the NYCHA housing have been surveyed in some form. We are completely supportive of creating more affordable housing and ensuring that the NYCHA residents have safe, clean, habitable and well-maintained living spaces. But we believe it can, and must, be done according to the principles of contextual zoning and development. The residents of West 20th street and all of the surrounding blocks will be on the ground, living through this construction and redevelopment for 10-20 years. It will cast a shadow, both literally and figuratively, on our daily lives and the lives of our children and families. Therefore, I must respectfully request that you address the following concerns.

1. This process has lacked transparency and accessibility from the very beginning. How did an RFP that came out of the working group to renovate and possibly build some new buildings on the campus turn into a complete demolition and rebuild with new luxury housing proposal? What outside agency certified the numbers quoted by the developer for the costs of renovation ? If I submit an RFP for a concert hall and win the bid, is it ok if I suddenly decide to build a football stadium instead ?

I have attended numerous CB4 Land Use Committee meetings, the Scoping Meeting, and watched hours of Zoom meetings from the PACT, NYCHA, ESSENCE, etc. I have downloaded every available plan, image, set of numbers, proposal, etc. And yet, I still don't have a scale model of what the buildings would look like. I still have no idea about how they will be financed, whether government money will be used, how much it will cost, how much profit the developer expects to make, or even a reasonable plan of what the apartments will look like or how many square feet of the entire development will be Section 8, and whether it is a net gain or loss of square feet in terms of the previous NYCHA buildings. Why do all the drawing by the developer fail to show the actual scale of the proposed building in

relationship to what is already present in the neighborhood ? This is a rhetorical question, because I think we all know why. They don't want us to know that they plan to violate every precept of contextual zoning in order to maximize their luxury and market rate housing opportunities.

2. This is a quote from the 197-a plan adopted as the Contextual Chelsea Development Plan by the Community Board and the City Planning Commission and City Council by resolution on April 10, 1996 and May 22, 1996 respectively

"The 197-a Plan states the sponsor's goals: to provide for orderly growth and change; to provide opportunities for new, economically-integrated housing; to preserve the existing low-income housing stock; to prevent significant displacement of residents and businesses; to preserve ethnic and economic diversity; to protect residential areas from commercial intrusion ; to preserve the character and visual unity of Chelsea; to preserve the traditional urban form and scale of the community; and to protect the [Chelsea] Historic District and other areas of historic character."

There is no question that the current Rezoning plan on the table is in direct conflict with every-single one of these stated community and council- approved goals. From the ratio of affordable to luxury and market rate housing (2 to 1 favoring the latter), to the lack of context for 39 story towers on the avenue in what is a low-rise neighborhood with an adjacent historic district, to the idea that the new market rate and luxury housing will no doubt dramatically change the nature of the businesses that currently serve the neighborhood, the Rezoning plan is a slap in the face to EVERY resident of the neighborhood.

3. Developers are proposing that the NYCHA residents be placed in the planned rezoned 36-39 story towers on 9th avenue. Their purported rationale, as I understand it, is that this plan will allow residents to occupy their new apartments more quickly. But in reality, this an egregious segregation by income that effectively creates 'poor buildings' on the avenue and rich buildings closer to the open space. It is an affront to the 197a Plan goals, as well as a terrible way to develop any neighborhood. Shame on anyone who even considers this as a viable option.

4. The building planned for the north side of 19th street will consume a well-used small neighborhood park and green space, and because of its height, it will block all light and air to the backyards of the historic Cushman Row Townhouses on the south side of 20th street between 9th and 10th Avenues. This cannot be allowed, given the goal in the 197a Contextual Zoning plan 'to protect the Chelsea Historic District and other areas of historic character.'

5. I have lived on West 20th street for 16 years now. Many of my neighbors have been here for well over 40 years. Prior to moving here I lived just north of Canal Street in Soho. I lived through 9/11, and I have a 9/11 related cancer diagnosis to show for it. We

were told the air quality was safe. We were told it was being carefully monitored. Of course, in retrospect, neither of those things turned out to be true and tens of millions of dollars have been paid out to people who suffered the results. How can you guarantee that the demolition of so large a campus in such a dense residential area will not negatively effect the air quality or public health ? Shall we take the Developer's word for it given how they have conducted themselves so far ? Will residents have a mechanism for weighing in when they have issues with air quality, noise, traffic, or rodent infestation (we all know that it is the handmaiden of any demolition and large-scale construction). Who will hear our voices and protect us during this process ? How will this increase in density effect sewers, stormwater drainage, sanitation, and all of the essential systems ? Where will the traffic go when so many streets need to be closed or constrained by construction materials. and vehicles ? How the hell will this work ?

I spent years watching Hudson Yards go up. It was a nightmare to drive anywhere near there. And that was an isolated area with very little residential foot traffic. This is a densely residential area. Residents walk these blocks, drive on these blocks, take our kids to schools on these blocks. Is it reasonable to sacrifice the well-being of the entire neighborhood for 10-20 years so that a Related can take control of the campus ? Do we all have to suffer because NYCHA is a criminally negligent landlord.

The residents of NYCHA deserve decent, clean, safe, accessible housing. But these two proposals are not about that. The Rezoning is wrong and offensive to the neighborhood in every possible way. Here I quote from your page 20 of the Scoping document about what the Developer anticipates for Land Use Approvals :

A Large-Scale General (LSGD) special permit to facilitate the proposed site plan by allowing :

- *Distribution of floor area without regard to zoning lot lines or district boundaries ; and*
- *Location of buildings without regard for applicable yard, court, distance between Buildings or height or setback regulations.*

Ladies and Gentlemen, that is a neighborhood destruction clause. You must not allow it to go forward.

Sincerely and with grave concerns,

Lydia Andre
Executive Committee Member, 300 West 20th Block Association
352 West 20th Street
Andrecom@earthlink.net
917-805-5305

Cc : CCBA
Councilman Erik Bottcher
Assembly Member Tony Simone
State Senator Brad Hoylman-Sigal
Congressman Jerome Nadler

March 7, 2024

Department of Housing, Preservation and Development
Attn : Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

Via Email

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Sincerely and with grave concerns,

Lydia Andre
352 West 20th Street
Andrecom@earthlink.net
917-805-5305

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:51:46 PM

From: Marisa Anna <marisaanna@hotmail.co.uk>
Sent: Thursday, March 7, 2024 9:21 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- 1) Allocate capital improvements funding for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
- 2) During Scoping period, provide detailed daylight and Sun studies for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The 39 story building would block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect. In addition, we would like the building materials to be something that does not create adverse effects such as glare.
- 3) During Scoping period, provide a detailed traffic study to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- 4) During Construction, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)

5) During construction, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

6) During construction, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.

7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you very much

Kind Regards,
Marisa Anna

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] OPPOSE the demolishing and privatization of fulton and elliot houses
Date: Wednesday, February 21, 2024 11:24:07 AM

From: Lu Barnes-Lee <lu.barnes.lee@gmail.com>
Sent: Monday, February 19, 2024 2:12 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] OPPOSE the demolishing and privatization of fulton and elliot houses

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Hello and good afternoon,

I am a resident of Chelsea and neighbor to the elliot houses. My familiy's household is intergenerational and has been here since the 60s. I am writing today to emphasize to you that many of our neighbors see the survey that was conducted amongst residents as biased and misleading. There was no mention in it of total demolition or the development of 2500 market rate units under the option of new construction. This is a flagrant omission. And with a voting turnout of 30%, meaning only 18% of residents voted yes, it is clear that there were no real efforts to get people to participate in what is being used as a legitimization of eviction. And when the only two options are demolition or temporary relocation/rehabilitation, it is unsurprising that 70% of people did not participate in a clearly unfair set of choices regarding their homes. To proceed based on this biased and misleading survey is manufactured consent and manipulation to proceed with this project.

In many similar cases in recent decades, residents are evicted and pushed out of the neighborhood in these processes. A clear example is the HOPE VI project in brooklyn, where Glenmore Houses residents were promised relocation and ended up being displaced and in many cases became houseless. While HOPE VI no longer exists, It is reasonable that there is no foundation of trust where the residents of Fulton and Elliot houses can cast a vote and believe they will be heard, or believe NYCHA when they say that displacement will not happen under RAD. In Ocean Bay, 50 residents were displaced as the first project to be converted under RAD. What reassurance is there that this will be any different?

These are our neighbors and community members. Our homes are our entire lives- to lose them is to be uprooted and have the setting of your whole world taken away from you. Our community is made up of people who have lived here for a long time and kids who attend school here. Being forced to move is a huge disruption to anyone's life, even temporarily, but especially for families with kids. They have a human right to stay in their homes, to see timely repairs to their units, and to be given accurate information in the decision making process.

This project cannot proceed in good faith. We as neighbors OPPOSE this redevelopment and see it for what it really is- an attempt to allow in private market-rate development at the expense of people who have lived here for decades.

Please pass along what I have said and take it under consideration. I hope you and your families are able to stay safe, healthy, and housed, as it is something that all of us deserve.

Sincerely,
Lu Barnes-Lee

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:52:09 PM

From: Panchanan Bhattacharjee <panchananbh@gmail.com>
Sent: Wednesday, March 6, 2024 5:43 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- 1) Allocate capital improvements funding for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
- 2) During Scoping period, provide detailed daylight and Sun studies for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The 39 story building would block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect. In addition, we would like the building materials to be something that does not create adverse effects such as glare.
- 3) During Scoping period, provide a detailed traffic study to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- 4) During Construction, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)
- 5) During construction, allowable construction noise and vibration limit to be 50% more

stringent than what is required by law, and all noisy / vibrating work to be done non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

6) During construction, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.

7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.
Thank you very much

Panchanan

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] NYCHA: Fulton-Elliott Chelsea Houses Redevelopment DSOW comments
Date: Monday, March 11, 2024 1:49:17 PM

From: anarchitect@dedotsign.com <anarchitect@dedotsign.com>
Sent: Friday, March 8, 2024 11:00 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] NYCHA: Fulton-Elliott Chelsea Houses Redevelopment DSOW comments

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Please note and address the following:

- **Transparency** of the Process, NYCHA Residents' engagement and approvals/sign-offs: Please conduct a new independent certified survey for NYCHA residents for their sign-offs on potential redevelopment and demolition at both locations. Release the results of the survey at both campuses that shows that a majority of respondents "approved" the redevelopment and demolition of NYCHA buildings. Make that survey results public.
- Ensure that the new proposals and plans at both locations provide matching, exact same total sq ft of Residential Floor Area as in existing NYCHA developments at both locations.
- **Density:** Consider a Hybrid approach, retaining/renovating/reconfiguring the existing NYCHA buildings and adding new high-density, low-rise housing on all blocks perimeters.
-Contextual urban design considerations for the proposed plans in relation to the neighborhood character, architecture and particularly, no incompatible building heights such as 39 + stories the plan proposes now.
- **Provide detailed Financing Plan(s)** and potential strategies if ever there is a breakdown or any unforeseen future financial hardships that may leave the project in a limbo.
- **Equity:** Address **segregation** in the proposed plans regarding the proposed division of NYCHA land, particularly that 70% of NYCHA's land is proposed to be used for the new, market rate and mixed-income housing, leaving only 30% of land for NYCHA housing. Please ensure equitable development that provides quality housing for all NYCHA residents, and more inclusive forms of affordable housing. Consider NYCHA's long 175,000+ applications for low-income rental housing on their current Waiting List.

Thanks,
Viren

Viren Brahmhatt

Principal | de.Sign Studio | New York
+1 646 373 3777 C | +1 212 645 6340 T

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Re: Redevelopment of Fulton Houses
Date: Tuesday, February 6, 2024 11:48:10 AM

From: Octavia Mercedes Campbell <vilmac1689@aol.com>
Sent: Saturday, January 27, 2024 4:46 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Re: Redevelopment of Fulton Houses

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Hello,

In response to this rebuilding process and as a tenant of NYCHA Fulton Houses, I am in Favor of this Redevelopment and of bringing change to this community. This Redevelopment will undoubtedly Change lives for the better and make our living environment more conducive to our lifestyle. Once again, I wholeheartedly recommend this Redevelopment to proceed ASAP. Thank you for your cooperation.

Best,
Octavia M Campbell
Veteran
1-347-236-1885
vilmac1689@aol.com
419 West 17th Street, #15E
New York, NY 10011-4829

Sent from AOL on Android



CHELSEA REFORM DEMOCRATIC CLUB

Resolution Related to Notice of Intent (“NOI”) to prepare an Environmental Impact Statement (“EIS”) and Draft Scope of Work Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan, New York

February 11, 2024

WHEREAS, the Housing and Urban Development Department on 01/08/2024 issued Notice of Intent (“NOI”) to prepare an Environmental Impact Statement (“EIS”) for Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan, New York; and

WHEREAS, the Chelsea Reform Democratic Club (CRDC) has diligently conducted hearings and public information sessions since 2020 to understand and assess the various proposed NYCHA Chelsea Campuses projects; and

WHEREAS, CRDC has undertaken two comprehensive information sessions on November 17 and December 4 2023—one with NYCHA representatives, representatives of the developer as well as the president of the tenants’ association, and another involving residents, experts and a civil rights attorney opposed to the project; and

WHEREAS, pursuant to Section 18 of the U.S. Housing Act of 1937, the proposed project undertaken by HUD, with NYCHA and HPD as co-lead agencies would cause the disposition, demolition and long-term land lease of two tracts of land in the Chelsea neighborhood of Manhattan and currently federally owned as public housing; and

WHEREAS, the proposed project involves the phased demolition of Fulton Houses, bounded by 9th Avenue, to mid-block and 16th to 20th streets and comprising twelve buildings and

Elliott, Chelsea and Chelsea Addition bounded by 9th & 10th Avenues and 25th to 27th streets and comprising ten buildings; and

WHEREAS, in total, the Project Sites include 22 existing buildings, consisting of 18 apartment buildings, 2 community facility buildings, and 2 storage/garage buildings, with a total of 2,056 NYCHA Dwelling Units; and

WHEREAS, under the current proposal, the Project Sites would be entirely razed and redeveloped to consolidate the 2056 public housing dwelling units currently spread over 18 buildings in a total of six buildings, while the land rendered vacant would be developed as market rate and affordable housing units, prompting CRDC to express grave concerns about its potential impact; and

WHEREAS, under the current proposal, the Project Sites would have 2,056 units for Section 8 tenants, 3,454 market rate luxury dwelling units and 2,416 units at 80% blended AMI (Average Median Income); and

WHEREAS, the new developments, including units occupied by public housing tenants would be managed by a private developer; and

WHEREAS, the project to upgrade the campuses was the subject of community engagement and the working group made up of residents, elected officials and civic groups, recommended that no building be demolished; and

WHEREAS, the developer selected after responding to an RFP is Related Companies in partnership with Essence, a minority-owned development company; and

WHEREAS, it has been observed that Related, Essence, and their consultants conducted a survey targeting existing tenants; and

WHEREAS, the survey inquired about tenants' preferences for new units with varying move-in timelines or a refurbished apartment, yet crucially omitted any mention of demolition or upzoning, potentially leading to incomplete and misleading results; and

WHEREAS, the breakdown of the survey results by campus has not been made public; and

WHEREAS, CRDC believes the survey conducted was inadequate, too informal and should not be misconstrued as a formal vote; and

WHEREAS, if the proposed project moves forward, in order to dispose of public housing properties, tenants would fall under Section 8 and no longer under Section 9 of the United

States Housing Act of 1937, which could diminish tenants' rights and protections; and

WHEREAS, CRDC acknowledges the potential issues associated with creating infill structures and overbuilding open space, fearing the adverse consequences the increased density may pose, including loss of open space, air, light, and recreational space; and

WHEREAS, CRDC is concerned about the potential impact of significant construction activities on the nearby community, including issues such as dust, the safety of elderly residents who frequently walk in the neighborhood, the well-being of school children in the vicinity, and the potential presence of environmental hazards and

WHEREAS, CRDC expresses grave concerns that the increased residential density might have a negative effect on Chelsea and lead to displacement within the community;

Therefore, be it RESOLVED that CRDC urges a thorough reevaluation of the proposed NYCHA Chelsea Campuses project, emphasizing the need for comprehensive and inclusive community input, and

Further be it RESOLVED that CRDC calls for a careful examination of the survey methodology and advocates for alternative solutions that prioritize the integrity of the campuses and the rights of tenants as well as the well-being and stability of the Chelsea community; and

Further be it RESOLVED that CRDC urges HUD, NYCHA and HPD to consider a no-demolition alternative where Public Housing properties stay under federal ownership and tenants remain under the statute of Section 9 of the United States Housing Act of 1937 and other financial methods are utilized to rehabilitate Fulton and Elliot/Chelsea & Chelsea Addition Houses.

CRDC Executive Committee

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Objection to the Demolition of Chelsea NYCHA houses
Date: Monday, March 11, 2024 1:52:22 PM

From: JennyLC Chowdhury <jennylc@gmail.com>
Sent: Tuesday, March 5, 2024 9:19 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Objection to the Demolition of Chelsea NYCHA houses

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Dear Sir or Madam:

I am a concerned mother who lives near the Chelsea and Elliot Houses. Like other mothers in our community, I worry about the potential adverse effects of the planned demolition on our children's health. The demolition and construction process will worsen air quality, with dust, particulate matter, and asbestos fibers being released into the atmosphere. Additionally, the accompanying noise from demolition and subsequent construction poses a significant challenge, especially for young children.

Our area is surrounded by schools equipped with open-air yards and playgrounds. As demolition activities commence, I wonder if it will be necessary to confine our children indoors to shield them from this environmental upheaval. The prospect of two entire neighborhoods being dismantled raises grave concerns about the well-being of our community's children.

Sincerely,

Jennifer Chowdhury

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Demolition of Fulton & Elliott- Chelsea Houses
Date: Tuesday, February 6, 2024 11:48:50 AM

From: Mary Citarella <citdas@verizon.net>
Sent: Thursday, February 1, 2024 5:25 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Demolition of Fulton & Elliott- Chelsea Houses

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Haven't we learned from the current knowledge on red-lining and eminent domain in poorer neighborhoods -- and the devastation development it has caused to these communities?

Having Related Companies be a part of "helping" our two local neighborhoods of public housing is like letting a fox in the hen house. Haven't they done enough changing to our neighborhood and not in a positive way--- Hudson Yards was not made with the local residents of Chelsea in mind.

Do the right thing. NYCHA Housing was left to decay so that this kind of scenario is "necessary."

Related Companies is not a savior and they already owe Chelsea alot of payback. Why don't we start by fixing the vibrant community that is already standing. Creative minds can find other solutions to this problem. Environmentally its a better solution, anyway.

Mary Citarella
345 Eighth Ave.
NYC10001

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] The Future of Fulton and Elliot Houses
Date: Wednesday, February 21, 2024 11:24:30 AM

From: KATRINA CLARK <kclark002@citymail.cuny.edu>
Sent: Tuesday, February 20, 2024 12:02 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] The Future of Fulton and Elliot Houses

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To Whom it May Concern,

I am writing with concern for the proposed destruction and reorganization of the NYCHA Fulton and Elliot houses in Chelsea into mixed-income housing.

The surveys conducted at Fulton and Elliot houses regarding their redevelopment were intentionally misleading. There was no mention of total demolition nor the development of 2500 market rate units under the option of new construction - omitting this information is grossly misleading and manipulative. The low voter turnout of residents means that there is by no means a majority participation nor understanding of the situation proposed. Residents want repairs and improvements for the benefit of their own families and communities - not displacement and capitulation to the wealthy.

NYCHA buildings are some of the only affordable housing stock left in the city, especially in the now hyper-wealthy neighborhood of Chelsea. Along with neighboring Penn South, these buildings make up some of the only vestiges of working-class and middle-class life in the neighborhood. These buildings are valuable community assets that deserve protection, as do their residents. This redevelopment scheme is predatory. HPD is tasked with the protection of affordable housing, and yet it is quickly disappearing under the pressure of powerful property developers and real-estate investors. How can we count on our government agencies to protect affordable housing when we get news like this? It is your responsibility to advocate for and protect the residents of affordable housing in the face of these mounting hostilities.

This project cannot proceed. We reject this pandering to private development at the

expense of New Yorkers.

Sincerely,

K. Clark

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Public meeting recordings and/or opportunities to attend online
Date: Wednesday, February 21, 2024 11:23:54 AM

From: Katie Draeger <kdraeger@bowdoin.edu>
Sent: Monday, February 19, 2024 11:21 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Public meeting recordings and/or opportunities to attend online

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Dear Mr. Howard,

I hope you're having a wonderful start to your week!

My name is Katie Draeger and I am a senior at Bowdoin, studying Environmental Studies and Hispanic Studies with a minor in Sociology.

I wanted to reach out to you because I am conducting an honors project on sustainable affordable housing development and community engagement processes in development, and I am focusing on how this development looks in and around New York City (where I am from!). I am trying to attend a few public meetings to take anonymous notes about how community members participate in meetings and how the meetings themselves are structured. I am wondering if you know whether there is an archive of virtual public meetings/public meeting notes that I might be able to analyze as part of my project?

Also, if you are interested, I have been interviewing affordable housing developers as part of my project (30-minute zoom interviews) and I would love to hear your insights if you'd be willing to share!

Thank you so much for your time and I hope you have a wonderful day!

Best wishes,
Katie

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Re: Public meeting recordings and/or opportunities to attend online
Date: Thursday, February 29, 2024 11:24:54 AM

From: Katie Draeger <kdraeger@bowdoin.edu>
Sent: Wednesday, February 28, 2024 8:28 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Re: Public meeting recordings and/or opportunities to attend online

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Hi Mr.Howard,

I just wanted to follow up on my previous message: If it is not possible for me to access these zoom recordings, I am wondering if you might be able to direct me to a location where I can see what meetings might be coming up in the future? I would love to attend one.

Thank you so much for your time,
Katie

From: Katie Draeger
Sent: Monday, February 19, 2024 11:21 AM
To: nepa_env@hpd.nyc.gov <nepa_env@hpd.nyc.gov>
Subject: Public meeting recordings and/or opportunities to attend online

Dear Mr. Howard,

I hope you're having a wonderful start to your week!

My name is Katie Draeger and I am a senior at Bowdoin, studying Environmental Studies and Hispanic Studies with a minor in Sociology.

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notes about how community members participate in meetings and how the meetings themselves are structured. I am wondering if you know whether there is an archive of virtual public meetings/public meeting notes that I might be able to analyze as part of my project?

Also, if you are interested, I have been interviewing affordable housing developers as part of my project (30-minute zoom interviews) and I would love to hear your insights if you'd be willing to share!

Thank you so much for your time and I hope you have a wonderful day!

Best wishes,
Katie

Comments on Fulton & Elliott-Chelsea Houses DSOW

Cheryl Pahaham and Paul Epstein, Co-Chairs of Inwood Legal Action

1. Provide and Analyze Action Alternatives Using a Different Model of Change, Including Fully Funding Repairs and Renovations without RAD-PACT

The two current “Action Alternatives” are completely the same in concept. They only vary in size based on whether the area would be rezoned. The DSOW does not consider adding a different concept, fully funding needed repairs and renovations at Fulton Houses and Elliott-Chelsea Houses without imposing RAD-PACT.

2. Examine the Performance of RAD-PACT in Converted NYCHA Developments in the Socioeconomic Analysis of the Draft Environmental Impact Statement

The DSOW states that the purpose of the proposed redevelopment project is to “improve the quality of life and housing stability for existing public housing residents of the Fulton and Elliott-Chelsea Houses” (page 9). This goal would be achieved through an effort known as the RAD-PACT in part by converting subsidies under Section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) to project-based vouchers (“PBVs”) subsidies under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) (page 6), and by outsourcing the management of the site and its buildings to The Related Companies and their affiliates, in a 99-year lease.

How can Fulton and Elliott-Chelsea residents assess whether this proposed action will improve their quality of life and their housing stability? In New York City, RAD-PACT conversions have already occurred at 61 public housing developments ([NYCHA 2023 Fact Sheet](#)). To-date, however, no New York City or State governmental entity has commissioned or conducted an evaluation or audit of RAD-PACT in converted developments, to examine the impact on residents' quality-of-life and housing stability. No government-produced data are available in NYC Open Data on the performance of RAD-PACT in converted developments at the building level. No government-produced information on the number of evictions or resident complaints and disposition of those complaints is readily available. Neither the residents nor the public have any basis to understand whether and how RAD-PACT has improved the quality-of-life and housing stability for public housing residents. And the Elliott-Chelsea and Fulton Houses residents do need this information to make decisions about whether to support this proposed redevelopment project. This kind of information can help residents to decide whether privatization will actually make their lives better.

Accountability mechanisms do matter and are essential infrastructure, even if the environmental review process might not be the best platform to address accountability. Weak or absent accountability structures are harmful to people's health and quality-of-life. There is abundant evidence that this correlation is meaningful. For example, re-read the complaint filed against NYCHA by the United States, in which the

public housing authority was accused of deceiving the US Department of Housing and Urban Development. NYCHA failed to maintain its properties, lied to HUD inspectors about its maintenance, harming the very people in its charge: "The people who suffer as a result of NYCHA's misconduct are its residents, including lead-poisoned children; elderly residents without heat in winter; asthma sufferers whose condition is worsened by moldy and pest-infested apartments; and disabled residents without functioning elevators" ([United States of America v. New York City Housing Authority, 18 Civ. 5213](#)). This complaint and the many court documents that followed toward settlement illustrate clearly how quality-of-life, health, housing quality, and housing stability of public housing residents were directly and adversely impacted by the absence of accountability.

For these reasons, we ask that the Socioeconomic Section of the Draft Environmental Impact Statement (DEIS) consider the operation and performance of NYCHA developments that have been converted to RAD-PACT. Such an analysis should provide building-level and development-wide metrics of key importance to public housing residents, such as complaint response times, repeat complaints, the qualitative disposition of complaints (did response address the problems reported?), evictions, rent levels, rent collections, the incidence and amount of fines and fees to residents, resident turnover (how many units were voluntarily vacated or how many residents chose to leave?), the financial condition of the developments, and more. Additionally, whenever possible, the trends should be compared to a period before RAD-PACT was implemented, and through the most current data available.

We also ask that the Socioeconomic Analysis of the DEIS include a consideration of how management structures will change under the different alternatives proposed (No-Action Alternative, Rezoning Alternative, Non-Rezoning Alternative and No Significant Adverse Impacts Alternative). For example, which entity will receive, track, respond to, and report on the disposition of tenant complaints and service requests? Which entity will manage repairs and renovations and report publicly on the nature and completion and costs of that work? Which entity will be responsible for processing applications for housing, maintaining and following-up on waiting lists, tracking vacancies and tenant turnover, collecting rents, monitoring arrears, and conducting evictions, and for reporting publicly on this information? Which entity is responsible for issuing the policies and procedures which will guide the work of maintaining public housing and that set standards for tenants and applicants? Which entity is responsible for the financial management of the converted developments, and for reporting publicly on the financial condition of those developments? The change in management and accountability structures directly affects the housing stability of tenants in public housing.

Many government leaders promote the idea that conversions from Section 9 to Project based Section 8 as the best way to leverage funding for NYCHA's capital needs and to preserve or save public housing. And so, it is striking that to-date, neither New York State nor New York City have conducted a robust, comprehensive, and systematic evaluation or audit of the performance of RAD-PACT in NYCHA developments and its impact on management, operations, housing stability, rents, and tenant's quality-of-life.

There are several reports available authored by other entities outside City and State government, however, and their findings seems to justify a formal State and/or City examination of RAD-PACT to inform residents and enhance their ability to make decisions about the future of their housing, and to inform public housing decision-makers about future conversions. Without a more robust study made public, how can New York's government leaders even know what really works and how best to allocate State and City funds?

A study of [five years of RAD-PACT in Ocean Bay Houses](#) by Neighbors Helping Neighbors in the Rockaway, released in 2022, reported conflicting data on evictions occurring during the period of January 2017 through August 2019. NYCHA reported 15 evictions; Wavecrest Management, the development's manager, reported 50; and City Limits reported 80, more than double the number at the development with the second-highest number of evictions (page 19). The report further notes that both the conflicting information and the evidence that evictions do occur in converted developments is a threat to tenants and "calls into question one of RAD's main aims, which is to keep tenants in place " (page 19).

The study included a survey which asked Ocean Bay residents to compare private management under the RAD-PACT with NYCHA's management. Responses leaned negative. Nearly 63% either preferred NYCHA's management or found private management to be the same. Nearly 40% of respondents said that private management was worse or much worse than NYCHA's management. Two residents reported that their mold problem had never been handled (page 33).

The [Human Rights Watch](#) released a sobering report on RAD-PACT, calling for increased transparency, such as with evictions tracking and reporting. It noted that looking at NYCHA's RAD-PACT portfolio as a whole for 2017, 2018, and 2019, the eviction rate was higher than occurred at NYCHA-managed housing (page 55). Their report recommended that NYCHA "disclose regularly updated, comprehensive data regarding all stages of the eviction process, from filing to permanent eviction" (page 53). Finally, Human Rights Watch noted that NYCHA's evictions of people from public housing place them at high risk of homelessness, and that international human rights law prohibits evictions that place individuals at-risk of homelessness (pages 50 - 51).

In February 2018, the [United States Government Accountability Office](#) (GAO) released an audit of the US Department of Housing and Urban Development (HUD). One of its findings was that HUD did not systematically analyze household-level data on the effects of RAD conversion on residents, toward determining whether the project owners were complying with tenant protections and safeguards (page 19). A follow-up by the GAO found that HUD implemented procedures to collect data from project owners, but these data are not readily available to the public. Nor can these data be easily obtained from NYCHA.

As evidenced in the reports cited above, questions about accountability and management are directly related to housing stability, quality-of-life, and the health of residents. We ask that the DEIS include an examination of data from NYCHA and HUD

that presents a complete picture of the potential risks and benefits of a RAD-PACT conversion for the residents of Fulton Houses and the Elliott-Chelsea Houses

3. Analyze Direct and Indirect Residential Displacement by Race and Ethnicity

The DSOW asserts that an analysis of direct displacement is not warranted. However, evictions escalated after RAD-PACT was implemented in some developments, as reported by Neighbors Helping Neighbors, City Limits, and Human Rights Watch. Human Rights Watch also called for NYCHA to accurately, fully, and transparently publicly report data on evictions and the eviction process. This has not happened. Finally, the GAO recommended that HUD start systematically analyzing data on RAD-PACT's impact on residents, but it only collected additional data from RAD-PACT owners, without actually making it available to the public. There is a chance that evictions could escalate during the 16-year development period, but we cannot know because they aren't tracked now, they have not been accurately tracked in prior years, and there seems to be no concern about the future just because, perhaps, people assume no one gets displaced or evicted from public housing. Evidence cited previously justifies more detailed analysis. For example, City Limits reported 80 evictions over a two-year period in Ocean Bay Houses alone. Simple extrapolations over the larger number of NYCHA units in Fulton and Elliott-Chelsea Houses (vs. Ocean Bay), a 16-year development period, and an average number of people per unit, suggests that the number of residents who could be directly displaced by eviction might exceed the CEQR threshold of 500, which makes an assessment of direct residential displacement warranted.

The 944 Fulton Houses apartments located in census tracts 83 and 89 comprise 15% of the housing units in those tracts. The 2,100 Fulton Houses residents make up 21% of the population in those census tracts. The proposal to add 1,788 units could increase the population by 29% on Fulton Houses grounds alone. This would be accomplished by significantly increasing building heights from the existing 6-story and 25-story buildings to 11-story and 36-story buildings, by increasing the number of buildings on the Fulton Houses grounds and charging much higher rents. Much of the new population would earn significantly higher incomes, as 70% of the new units will charge market rate rents. Even the 30% "affordable" units, under MIH, would be for households averaging 80% of AMI, or \$101,680 for a family of three in 2023, considerably higher than the income of a typical NYCHA household. Given trends in income and education, this new higher rent paying population is likely to be more White and more Asian than the existing population.

Elliott-Chelsea buildings appear to be located in census tracts 93 and 97. Their 1,112 units comprise 12% of the housing units in those tracts and their 2,310 residents make up 16% of the total population in those tracts. The proposal to add 1,666 units could increase the population on Elliott-Chelsea grounds by 18%. This would be accomplished by significantly increasing building heights from the existing 11-story and 21-story buildings to 22-story and 39-story buildings, by increasing the number of buildings on the Fulton Houses grounds and charging much higher rents. Much of the new population would earn significantly higher incomes, as 70% of the new units will

charge market rate rents. Even the 30% “affordable” units, under MIH, would be for households averaging 80% of AMI, or \$101,680 for a family of three in 2023, considerably higher than the income of a typical NYCHA household. Given trends in income and education, this new higher rent paying population is likely to be more White and more Asian than the existing population.

At both the Fulton Houses and Elliott-Chelsea Houses sites (critical subareas in the project study area), the potential population increase is certain to exceed 10%, which warrants a detailed analysis direct and indirect displacement that “would utilize more in-depth demographic analysis and field surveys to characterize existing conditions of residents and housing, identify populations at risk of direct and indirect displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Action on prevailing socioeconomic trends and, thus, impacts on the identified populations at risk. The detailed analysis would distinguish areas within the broader study area, utilizing data from census tracts or other smaller geographies within the study area and provide comparative data for the borough and city” (pages 30 - 31 DSOW). Such analysis should determine whether the population that is vulnerable to displacement, which includes residents of public housing, exceeds 5% of the study area population.

Census data indicate that residents of the census tracts in which Fulton Houses and Elliott-Chelsea Houses are located possess demographic characteristics (low-income, limited proficiency in English, racial and ethnic minorities) that are associated with a greater vulnerability to the risk of displacement. For example, data from the Equitable Development Data Explorer for the district including Chelsea indicate that Black Non-Hispanic median income was only about 36% of that of the total population, and that Hispanic median income was only about 41% of that of the total population. Therefore, we request that the DEIS conduct a detailed analysis of the risk of indirect displacement by race and ethnicity over the proposed development period and consider mitigations to indirect displacement.

We request that NYCHA and/or the project owners immediately begin tracking tenants who vacate their homes, seemingly voluntarily, and conduct exit interviews to determine the causes for their departures. It is possible that people feel forced to leave because of the drastic physical and emotional toll of this project, beginning with the government's refusal to maintain their homes without extortion, and ending with the transformation of their community into an unrecognizable and alienating place. Tracking and reporting such data will help to establish a measure of indirect displacement.

In sum, the DEIS should include a detailed study of direct and indirect residential displacement, by race and ethnicity, and which considers eviction risk and causes for evictions, and estimates projected evictions during the development period. Additionally, we request that the DEIS identify and examine the feasibility of eviction prevention measures, including discussing which entities will be responsible for implementing and reporting on these measures and evictions, generally.

4. Produce a Racial Equity Report

In the spirit of accountability, we ask that a Racial Equity Report be produced as per Local Law 78 of 2021, whether Alternative 2 or 3 in the DSOW are selected. This information will be useful in assessing the risk of indirect displacement, how neighborhood character might change, and the impact on rents in the neighborhood. This information will be useful to all residents in the study area, not just NYCHA residents. Based on Local Law 78-2021, if Alternative 2, the rezoning alternative, is ultimately selected, a Racial Equity Report will be required. For purposes of accountability to the residents of NYCHA and the entire study area, a Racial Equity Report should be prepared and made public no matter which alternative is selected.

5. Public Health and Infrastructure

We request that the DEIS examine the need for more healthcare facilities, specifically community-based mental health, women's health, and hospital care. The proposal assumes that healthcare access is already adequate and outside the scope of this project. However, the healthcare system is in-flux, and area residents will soon face diminished options with the closure of Mount Sinai-Beth Israel. We ask that the DEIS consider the population projections in the study area as a whole, and the need for hospital beds, OB/GYN care, and mental healthcare. Comprehensive, affordable mental healthcare will be critical in helping existing residents adjust to the massive changes imposed on their communities.

6. Impact on Seniors and Children

Elliott Houses is home to residents of long tenure, and who are elderly, and often frail. Moving could be fatal for some of them. Many of these seniors have resided in Elliott Houses for decades as City, State, and Federal neglect led to deterioration. These same seniors might not survive the construction of the replacement buildings.

We ask that the DEIS Socioeconomic Analysis examine the following: the potential loss of social services to seniors during the development period; the health status of seniors in the study area, especially the seniors living in public housing who are the most vulnerable; the extent and health impacts of noise, vibrations, construction dust and debris; the health risks and the likelihood of unearthing contaminants such as VOCs, with a special focus on the seniors in public housing. We ask that the DEIS identify and propose potential mitigations either in social and health services (such as home health aides, social workers, and people who can do the work of pruning, packing, and moving for seniors), the design of the new buildings (such as modern HVAC with centralized air filtering and regulating, or noise-reducing windows), and noise and vibration mitigations for any construction and demolition. Finally, we ask for mitigations that include social workers who will communicate individually and in groups with seniors about the project, keeping them informed through the 16-year development period, and preparing seniors for this massive change.

Similarly, we ask that the DEIS examine the impact of the project staging and long buildout period on children in the entire study area. How will the construction affect their health, specifically, what is the risk of their exposure to lead, construction debris and dust, and any VOCs? How will exposure to harmful contaminants, to noise, and

vibration affect their long-term learning? This is a serious question, especially given the unexamined impacts of lead poisoning in some NYCHA developments from decades prior. What will happen to open spaces where children normally gather? How will children access the usual services that will be displaced, including daycare and after-school services? These issues must be examined in the DEIS, with mitigations proposed to protect health and maintain services.

7. Project Staging

We believe it will be impossible to assess the likely diverse environmental hazards all residents may face during the full development period unless a complete, step-by-step, time period by time period (at the very least year-by-year in the 16-year development period), map and schedule of building and demolition, is provided, including construction of both the NYCHA and non-NYCHA buildings. We request this information be provided to the public before the DEIS is completed. And we request a detailed analysis of the public health, environmental, and infrastructure impacts of the project staging in the DEIS, on a period-by-period basis, mapped for each time period. That will enable residents and decision makers to see the likely environmental hazards in each time period where people now live, in the new buildings where they will eventually live, and in surrounding areas where they will need to move about the housing campuses to get on with their lives. The “Construction” chapter of the DEIS, in particular, will require such a mapped, time period by time period, impact analysis of air quality, noise and vibration, open space, transportation systems, other infrastructure, hazardous materials, and public health. Also, assuming a year-by-year analysis, impacts of each type should not only be averaged for each year, but peak impacts should be shown for each year for each mapped location.

8. Analyze Compliance with AFFH Rule

We ask that the DEIS explore how this proposed project complies with federal policy to affirmatively further fair housing for protected classes, including Asian, Black, and Latino people, and people with limited English proficiency. How does the proposed alternatives affect their housing stability and their housing opportunity? Similarly, we ask the DEIS to explore how this project meets the City's fair housing goals. We ask for translation and interpretation services for Spanish and Chinese speakers at all meetings, in all documents, and in all forms of oral and written communication concerning this project.

Comments Submitted by Cheryl Pahaham and Paul Epstein

Inwood Legal Action Co-Chairs

March 8, 2024

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Concerned about air quality
Date: Tuesday, February 6, 2024 11:50:17 AM

From: Rachel Federman <riordangirl@yahoo.com>
Sent: Monday, February 5, 2024 8:07 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Concerned about air quality

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Hi,
I am worried about the air quality in Chelsea during the planned demolition of NYCHA buildings. (It's also so terrible they are being destroyed and residents tricked into agreeing to it.) Thanks for your help. We already have so many massive projects going on here, including on our block.
Best,
Rachel

Rachel Federman
rachelfederman.com
917.848.8194

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Save Section 9 Response to Environmental Impact Statement for the Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan.
Date: Monday, March 11, 2024 1:49:08 PM

From: Save Section 9 <savesection9@gmail.com>
Sent: Friday, March 8, 2024 11:13 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Save Section 9 Response to Environmental Impact Statement for the Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan.

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Aloha Anthony,

Save Section 9 is a tenant led coalition that works to educate and activate public housing tenants. We tackle policies rooted in colonialism that have led to discriminatory disinvestment in America's only truly affordable housing stock. Our members fight gentrification, displacement, and privatization schemes nationally. Our actions are focused on gaining adoption of our federal solutions which aim to rehabilitate and expand the only truly affordable housing stock in America. We demand the sustainable and resilient rehabilitation of Section 9/ public housing campuses nationally. We submit these comments in response to the Notice of Intent To Prepare an Environmental Impact Statement for the Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan, New York.

The proposed action centers around the staged demolition of all 18 existing buildings across the Project Sites and their staged replacement with new buildings. The estimated completion date for the proposed action is 2040.

This proposal relies on the NYCHA Permanent Affordability Commitment Together ("PACT") Program. NYCHA intends to submit an application(s) to the United States Department of Housing and Urban Development ("HUD") for: disposition of public housing, and conversion of Section 9 public housing subsidies to Section 8 Project Based Vouchers ("PBVs") under the HUD Rental Assistance Demonstration ("RAD") Program and Section 18 of the U.S. Housing Act of 1937 ("USHA") as amended.

NYCHA and Elliott Fulton LLC claim that

1.

This proposal will improve the quality of life, and housing stability for existing public

housing residents of the Fulton and Elliott-Chelsea Houses.

2.

This proposal will facilitate the construction of additional affordable and market rate housing units to address the critical shortage of affordable housing and housing in general in New York City and financially support the PACT portion of the project.

3.

The proposed action will also facilitate the development of additional community facilities, retail and open space for the benefit of NYCHA residents and the surrounding community.

We are confident that the proposal will not lead to an improvement in quality of life for the existing public housing tenants. We have engaged tenants from Fulton Elliot and Chelsea Houses since 2019. While some need cosmetic repairs, folks are happy with their homes, and love their community. Like other NYCHA properties Fulton Elliot and Chelsea need capital investments in pipes, elevators and roofing. Remediating these issues would reverse the deterioration.

This proposal will not be part of the solution to New York's housing shortage. Any affordable homes developed via this proposal will be priced based on the current AMI of the neighborhood. The AMI model is currently used as part of NYC's affordable housing marketplace and that is not serving the most vulnerable New Yorkers. This proposal will only increase the number of luxury apartments available in this community. Finally, the creation of public spaces and retail spaces is possible within the current infrastructure of Fulton Elliot Chelsea and permissible with Section 9 of the US housing code.

As a result we must oppose the proposed action and urge the adoption of the No-Action Alternative. We also ask the following Alternatives to the proposed project be taken into consideration and incorporated into the Final Scope of Work ("FSOW") and Draft EIS (DEIS)."

Issues and analysis topics to be included in the scope of work:

1.

We ask that the Socioeconomic Section of the Draft Environmental Impact Statement consider the operation and performance of NYCHA developments that have been converted to RAD PACT. Such an analysis should provide building-level and development-wide metrics of key importance to public housing residents, such as complaint response times, repeat complaints, the qualitative disposition of complaints (did response address the problems reported?), evictions, rent levels, rent collections, the issuance of fines and fees to residents, resident turnover (how many units were voluntarily vacated or how many residents chose to leave?), the financial condition of the developments, and more. Additionally, whenever possible, the trends should be compared to a period before RAD PACT was implemented, and through

the most current data available.

2.

Produce a Racial Equity Report. In the spirit of accountability, we ask that a Racial Equity Report be produced as per Local Law 78 of 2021, whether alternatives 2 or 3 in the DSOW are selected. This information will be useful in assessing the risk of indirect displacement, how neighborhood character might change, and the impact on rents in the neighborhood. This information will be useful to all residents in the study area, not just NYCHA residents.

3.

Impact on Seniors. Elliott Houses is home to residents of long tenure, and who are elderly, and often frail. In the two Census Tracts in which Elliot Houses are located, 93 and 97, 32.4% to 45.2% of the population is age 60 or older, and 15.5% to 17.8% are age 75 and older (Source: data.census.gov, S0101, 2022 ACS 5-Year Estimate Subject Tables). Being forced to move could be fatal for some of them. Many of these seniors have resided in Elliott Houses for decades as City, State, and Federal neglect led to deterioration. These same seniors might not survive the construction of the replacement buildings. We ask that the DEIS Socioeconomic Analysis examine the health impacts of noise, vibrations, debris, and contaminants associated with construction on seniors in this project. We ask that the DEIS identify and consider potential mitigations either in social and health services (such as home health aides, social workers, and people who can do the work of pruning, packing and moving for seniors), the design of the new buildings (such as modern HVAC with centralized air filtering and regulating, or noise-reducing windows), and noise and vibration mitigations for any construction and demolition.

We recommend the following alternatives:

Within the No-Action Alternative, NYCHA should apply for historic designation of Elliott-Chelsea Houses. This action would allocate public monies to the rehabilitation of Elliot Chelsea houses while honoring the history of these buildings.

You can reach us via SaveSection9@gmail.com

Ramona Ferreyra
Founder

--

Save Section 9

[Click to join our weekly Wed 7:30 Zoom meeting](#)

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From: Lewis Friedman
To: [Lewis Friedman](#), [Lewis Friedman](#), [Lewis Friedman](#)
Subject: [NYCHA Comments on The Scope of Work for Chelsea EBOT NYCHA](#)
Date: Monday, March 11, 2024 1:50:39 PM

From: Lewis Friedman <l.friedman@icloud.com>
Sent: Friday, March 8, 2024 12:55 PM
To: [nycha](#) [mailto:enrpa_email@nyc.gov]
Subject: [EXTERNAL] Comments on The Scope of Work for Chelsea EBOT NYCHA

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Mr. Anthony Howard
Department of Housing, Preservation and Development

Gold Street #7-A3
New York, NY 10038
March 8, 2024

Regarding the Scope of Work for the Chelsea NYCHA Redevelopment Proposal:

I will limit my comments to the financial aspects of the scope of work. Others are writing to you about the host of other issues and concerns. What follows are simple and direct questions that emerge from the complete lack of information about MONEY in any material that has been available to the community. It is a schematic offering for the need of data and analysis. Each question raises the need for a host of specific factual details. But this is for another time and place. These must be addressed before moving forward with this or any real estate project.

1. I'll repeat myself for emphasis. The alternatives presented by the NYCHA Redevelopment Proposal ignores any consideration of dollars and cents. There is not a single reference to the numbers. How can a decision be made without consideration of the cost. There are two sides to each and a very investment decision. Here the benefit/gain is not measured in percentage return of the capital invested, but that does not eliminate the requirement to assess the benefits.
2. The alternative of repair and rehabilitation of the existing buildings is not presented as an alternative. The buildings are not that old. Why has this option been excluded?

All choices must involve an analysis and comparison of costs in relationship to the resulting benefits. Is it worth to spend the money without documenting the benefits? Are there other options to achieve the same results and outcomes at a lower cost? Perhaps the repair and rehab of the existing structures meets that criteria.

More specifically the Scope of Work does not present the following information:

Total Budget for the project- on a per square foot and per unit basis.

Hard construction costs
Soft Costs
Professionals - architects, engineers, lawyers accountants and a host of other specialized experts
Developers Overhead - usually from 10% to 20% of the budget
Is the developer's pre approval costs to be included within the budget and thus reimbursed ?
Tenant Relocation - individual and family basis
Financing
Who's paying for all of this?
What institutions are providing the capital?
Will government debt mechanism be utilized?
Will Low Income Tax Credits be utilized?
Are direct public expenditures involved?
Is there any equity participation by the developer?
What are the terms of the 99 year lease of the land?
What guarantees exist that the project will be completed?
How realistic are the multi-year financial projections, given the multiyear length of the work? (inflationary increases in labor and materials)
How will the debbtbonds be paid annually and how are they then to be eventually paid off?
What is the prottigan for for each option? I hope the "preferred" alternative is not the most lucrative for the developer.

These are rudimentary questions for any investment decision in real estate. Many others can easily be presented, but I will stop now.

Lewis Friedman Ph.D.
348 west 200th St NY NY 10011
917.666-0140
l.friedman@icloud.com

March 8, 2024

To HPD and NYCHA, Lead Agencies on the FEC Proposed Redevelopment Project:

As residents of the Fulton, Elliott, and Chelsea developments, we are absolutely opposed to this project, as it would destroy the fabric of our community— one of the few remaining economically and racially diverse pockets of Manhattan that has been otherwise wholly transformed into a playground for the rich. We are opposed to the demolition of our homes, the decades(s) long disruption it would cause, and the giveaway of public land that should be used for a public benefit to one of the richest development corporations in the country.

To the extent that your Agencies insist on moving forward with this proposed destruction of our community against our objections, and that Federal, State, and City laws require you to go through a process that formally solicits community input on your proposal, we submit the following comments on your proposed Draft Scope of Work to prepare a Draft Environmental Impact Statement. think of adding is for access to the documentation on the due diligence process by the developers, and clarity on exactly what aspects of it require/ justify demolition

PROPOSED ALTERNATIVES

No-Action Alternative

The No-Action Alternative MUST presume that any owner of the developments will comply with applicable laws— including the warranty of habitability, and applicable city, state and federal laws and regulations, including HUD rules, about the health and safety of federally-subsidized homes. The No-Action Alternative CANNOT presume that NYCHA will fail to comply with legal obligations to maintain our homes in a safe and healthy condition.

Rezoning Alternative

This Alternative must be rejected. The FEC Working Group expressly rejected demolition in its development proposal. The RFP for development partners for this project expressly stated that this was a no demolition project. And, presumably, the development team selected in response to the RFP submitted a no-demolition application for this project. Demolition has never been on the table for this project, and no demolition alternative should be allowed to be considered. In the event demolition alternatives are maintained, any analysis MUST lay out realistic and complete year-by-year timelines, and fully assess the impact of each stage of development.

Non-Rezoning Alternative

This Alternative must be rejected. The FEC Working Group expressly rejected demolition in its development proposal. The RFP for development partners for this project expressly stated that

this was a no demolition project. And, presumably, the development team selected in response to the RFP submitted a no-demolition application for this project. Demolition has never been on the table for this project, and no demolition alternative should be allowed to be considered. In the event demolition alternatives are maintained, any analysis **MUST** lay out realistic and complete year-by-year timelines, and fully assess the impact of each stage of development.

No Significant Adverse Impact Alternative

Any Development Alternative considered must, at a minimum, comply with the FEC Working Group requirement of no demolition, and must presume that NYCHA will fully comply with its legal obligations to provide safe and healthy homes to its residents.

Additional Alternative Requested

The scope should be revised to include the following additional alternatives for study: 1) An additional no demolition Renovation Alternative, holding NYCHA responsible to comply with legal obligations to maintain our homes in a safe and healthy condition; and 2) a 100% Affordable Alternative, in which any new units would be affordable to households with incomes at 80% of AMI and below.

ENVIRONMENTAL IMPACTS

Socioeconomic Conditions

With regard to direct residential displacement, we ask that the Scope include an analysis of the possible impact of over a decade of multi-site construction on residential displacement. Specifically, within the NYCHA developments, we ask that the potential of displacement through development related relocations— move outs, transfers, and relocation with portable Section 8 vouchers which will be available to current residents—be considered. Such displacement has been observed in other multi-year demolition projects, such as Related’s disastrous [Liberty Square](#) development in Miami, where only 5 out of 234 public housing households returned to the newly constructed buildings, despite promises that all families would be able to return. We additionally ask that such analysis include an analysis of the race, ethnicity and income of families who would be displaced especially since they comprise a protected class under the [Fair Housing Act of 1968](#).

With regard to indirect residential displacement, we ask that the Scope include study of a sub-area within the Study Area, consisting of Census blocks with an average income below 100% of AMI. This is initially appropriate because the Study Area as a whole includes very wealthy neighborhoods, as well as more mixed-income and working class neighborhoods. It is particularly worth noting that, using data from the Equitable Development Data Explorer for the district including Chelsea, the Black (Non-Hispanic) median income was only about 36% of that of the total population, and the Hispanic median income was only about 41% of that of the total

population. This racialized income disparity in the Study Area demands a more focused analysis of indirect displacement on the remaining low income population in the Study Area.

Community Facilities and Services

We ask that the Scope be revised to include an analysis of the potential impacts of the temporary relocation of on-site social services providers during the construction period. As the construction period is likely to last over a decade, any temporary relocation could last for a significant period. As the social services offered on site target particularly vulnerable on-site populations— children, the elderly, mental health services, after-school programming, disabled etc—temporary relocation has the potential to be very disruptive to these client populations. Further analysis of these impacts is warranted.

We additionally ask that the Scope include an analysis of the impact on local schools and other community facilities from the likely increase in income the development is likely to bring, and what impact that increase might have on funding the schools and community facilities may currently be receiving based on the existing low-income community and presence of public housing. Further analysis of potential loss of Title I and other related funding to these community services is essential.

Open Space

We ask that the Scope include a specific analysis of the impact of the loss of existing green space on the sub-area of the proposed development site. The existing green space is currently exclusively used by the existing public housing residents— creating a lively open space community area that is actively used by the current residents. The proposed development would move all existing units to a small subsection of the current development grounds, with a greatly reduced green space area remaining for use by the current public housing residents. The impact of the drastic reduction of the open space community areas currently available to and consistently utilized by the current development residents must be analyzed.

Environmental Justice

We ask the environmental justice area to be defined as encompassing the low-income and minority communities defined by the existing Elliott Chelsea Houses, spanning from 25th to 27th Street between Ninth and Tenth Avenue, and the Fulton Houses, from 16th to 19th Street between ninth and tenth avenue. These developments are part of a potential environmental justice area, where residents have long grappled with environmental injustices and inequities. By analyzing solely the broader Study Area, the unique environmental justice considerations of the remaining low- and moderate-income communities will be fully diluted by the wealthy surrounding neighborhoods, which would be contrary to the mandate of an environmental justice analysis.

Remaining Environmental Consequences

With regard to the remaining categories of study, we support the recommendations and concerns raised in the submission by Manhattan Community Board 4, as well as individual testimonies and comments already submitted by our members Celines Miranda, Jackie Lara and Renee Keitt.

CONCLUSION

We hope that our submission, along with the submissions and testimonies of so many of our neighbors, will be considered in earnest, and that any EIS that may result from this analysis will truthfully lay out how disastrous this proposal will be for our community, both in terms of health and displacement, as well as the destruction of our neighborhood character.

As public housing residents, we know our buildings need regular maintenance and repair, but they are not blighted and do not require demolition— this Robert Moses style urban renewal demolition proposal must be rejected in its entirety, and NYCHA must come back to the table and figure out a way forward with its residents.

Should you have any further questions or require any elaboration of our comments, please don't hesitate to contact us at the email below.

Sincerely,

Fulton Elliot Chelsea (FEC) Tenants Against Demolition
stopfecdemolition@gmail.com

Prepared with the assistance of counsel:
Visnja Vujica, Staff Attorney
TakeRoot Justice
vvujica@takerootjustice.org

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Fulton & Elliott-Chelsea Houses; scoping process 1/8-3/8
Date: Tuesday, February 6, 2024 11:50:29 AM

From: NYC BILLIONAIRE <nyccelebrity@gmail.com>
Sent: Tuesday, February 6, 2024 11:13 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Fulton & Elliott-Chelsea Houses; scoping process 1/8-3/8

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Dear Friends,

Our reality is that NYCHA Elliott Chelsea Fulton Houses, mid-century-modern high rise, very low maintenance mechanical buildings, **is better than 95% of NYC apartments**. We are honored to have complete apartment homes, bomb proof, fire proof, real kitchens, real closets, bath and kitchen pantries, even laundry hook-ups, seemingly normal amenities that is a desired rarity in NYC. Such is the nature of mid-century high-rise buildings. All should be fortunate enough to live in safe real homes that me and my dear neighbors do on Elliott Chelsea Fulton houses.

A perception can be that these historic communities should be better, and I do agree... the perennially infamous “bad nycha management”, as historically written about over the decades in every periodical from the NYT to sports illustrated highlights the issues... and this is true, take my case for instance... in jan 2020 I received a malicious fake annual inspection from a “nycha in-house hud inspector” claiming my place was “filled with trash and I had damaged my floor”, one of the few reasons to evict a tenant if they purposely damage their unit. I am retired and have nothing else to do but to cook and clean, my home is as clean as a hotel room. My housing assistant, and the housing manager proceeded with speed in order to illegally evict me, demonstrating bad management by not even giving me a remedial period of 30 days and demanding I leave in 15 days. I had to engage the state attorney generals office, a handful of attorneys, and many political offices. This malicious infamous bad management office wasted huge resources fighting me while ignoring many real issues that they appear to be to incompetent to even notice. AN issue with NYCHA management is the vetting, we have no competent vetting of NYCHA employees. The housing assistant who did not help me with my malicious inspection, has ghosted me for 3 years, does she have a no show job?,

presently I have timely required information 30 days past due me from my management office while my housing assistant does not even respond to residents emails.

About years ago the apartment above me was turned into a dog kennel, where a lone 20 year old 100lb pitbull lives, dog shit had been leaking through my kitchen ceiling for 10 months of last year, I made many maintenance requests which were all cancelled immediately upon receipt, my housing assistant is aware of this situation and she is allowing this condition to persist along with all of the maintenance men who are directed by this demonstrably incompetent management office. Again I had to contact local federal city agencies to put pressure on my management office to fix this condition that is intentionally damaging my kitchen ceiling and wall while dripping sewage above my stove, not to mention breeding bugs and spreading disease and creating a unhealthy environment, how could any competent "housing assistant" ignore this?! And yes, after 10 months of sewage leaking through my kitchen walls and ceiling and battling the roaches from this mess, and having to engage local professionals and nycha investigators my housing assistant finally directed the issue to be fixed, the mess up stairs I assume is clean, sewage no longer drips and the plasterer has come to my house and repaired my kitchen wall and ceiling. None of this needed to occur if my housing assistant had taken the normal steps of investigating and stopping the sewage leak through my kitchen ceiling 12 months ago when I first reported it, what is a housing assistant if they ignore you, is that a housing assistant. This housing assistant does not even know what the word assistant means, can you imagine what the place would look like if she is only capable of treating all residents like this?!.. And guess what this demonstrably incompetent housing assistant has now been promoted to housing manager....lolololol, demonstrating that the people currently in charge of hiring and promotion at NYCHA is not currently competent. If anything needs to be bulldozed, it is NYCHA management and related organizations.

When I was fighting a false malicious eviction in 2020, I had no idea why, since then I have discovered that a contractor of related co, housing opportunities unlimited is working behind the scenes and is directly interfering in NYCHA management office and grounds crew, directing management to evict as many residents as possible in order to deliver the buildings as empty as possible to related co so that there will be as little opposition as possible in an attempt to usurp the properties. Many Many residents have been illegally evicted within the last 5 years as they were more vulnerable than myself. **Demand to see the vacancy rate**, the vacancy rates will require you to question management and their advisors, check up the vacancy rate in Chelsea Addition, which is also our communities lovely Hudson Guild, the first building this proposed malicious greedy developer stevie ross related companies proposes to bulldoze... the vacancy rate is an eye opener, meanwhile how many new yorkers are suffering right now because they are on a waiting list

trying to get into a NYCHA building so that they too can rebuild their lives in a complete apartment home.

There is only one way to describe this current proposal not to renovate our gorgeous buildings and keep the buildings as empty as possible in order to demolish them..... EVIL.

Also for consideration, curbed, a real estate magazine, recently published an article titled.... "Why no one wants to live in Hudson yards"... demonstrating that we definitely do not need a Hudson yards 2.0 ...

NYCHA Elliot Chelsea Fulton House, in spite of the unvetted perennial infamous bad management, stands strong and stands ready for rehabilitation at most, Thanks Dear Neighbors and Friends.

If you need evidence for environmental hazard look no further than the NYCHA management office and those who are in charge of hiring and retention.... The environmental damage that my home has been intentionally, incompetently and catastrophically been through recently and through tremendous effort the situation is corrected though the cause of the enviromental damage currently remains in the NYCHA management and hiring office. Remedial action needs to be taken and qualified replacements must be made TODAY, NYCHA residents deserve competent management who do not intentionally try to destroy resident's homes, thanks dear friends and neighbors!

Sincerely,

CA Goldwell
Elliott-Chelsea Houses
415 W 25th St., 13J
NY, NY 10001
(212) 837-8980

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] NYCHA SCOPING ISSUE 02/07/24
Date: Wednesday, February 21, 2024 11:20:13 AM
Attachments: [image.png](#)

From: NYC BILLIONAIRE <nyccelebrity@gmail.com>
Sent: Monday, February 12, 2024 4:36 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] NYCHA SCOPING ISSUE 02/07/24

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Dear Friends and Neighbors,

On Wednesday February 7 2024, NYCHA had a public hearing on scoping process. Police officer Walsh Bdg 812 was on duty working in coordination with Related Cos., who are involved in a racketeering relationship as demonstrated by this episode, (and many other recorded events):

Police Officer Walsh 812 is in violation of trespassing, abuse of authority, intimidation and racketeering as he was directed to act against residents rights to organize with associated activities, as itemized in the HUD/NYCHA contract.

Police officer Walsh 812 said residents have no rights because Hudson Guild is not on NYCHA property?! Walsh 812 would not be in the building if it were not NYCHA property as he is with PSA4 which is NYCHA's police force.... either Walsh 812 is not competent enough to even know the boundries of his duties or he is siding with the proposed developer, also known as racketeering.

Walsh 812 removed residents from meeting for distributing flyers, a resident protected right, when residents produced contract that showed residents have these protected rights, Walsh 812 said he did not care and refused to look at contract, Walsh 812 through intimidation, assault, trespassing and racketeering then blocked resident from delivering prepared speech for which he was online to deliver with ticket #10, officer Walsh 812 then blocked Jackie Lara from delivering resident's scoping address speech.

What good is a scoping process that is currently organized with bad actors who block resident input?!...

A internal investigations complaint has been filed on Walsh 812, complaint # 224-1002, and a CCRB complaint has been filed on Walsh 812, complaint #22400233, for Abuse of Authority, racketeering, trespassing and assault.



RESIDENT SCOPING SPEECH: (5th draft)

Bed time story,

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Chelsea Fulton houses.

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P.S.

The events of yesterday with the southern district of ny arresting nycha employees for corruption, bribery, racketeering and extortion... shows that this type of crime is common amongst NYCHA's largely incompetent unvetted employees, ... what else are they qualified to do?!

Any one wondering how it has been possible for wormy stevie ross of related cos. To get this absurd malicious holocaust, home theft proposal this far...?!

We, the residents of Chelsea-Elliott Fulton Houses and community neighbors, call upon the southern district ny, fbi, homeland security to arrest, immediatly stevie ross, jamar adams, erik botcher, hou employees, nycha management, tenant association officers, nycha groundscrew and all associated organizations and peoples involved in this racketeering, bribery, corruption and extortion scandal occurring presently with this malicious rad/pact Elliot-Chelsea Fulton Houses proposal, Amen!

Thanks Dear Neighbors and Friends.

**Fulton and Elliott Chelsea Houses Redevelopment Project
Draft Scope of Work to Prepare a Draft Environmental Impact Statement**

January 5, 2024

Fulton and Elliott-Chelsea Houses Redevelopment Project

Draft Scope of Work to Prepare a Draft Environmental Impact Statement

January 5, 2024

NEPA Lead Agency and Responsible Entity:	New York City Department of Housing Preservation and Development (HPD)
Commissioner:	Adolfo Carrion Jr.
NEPA Lead Agency and Responsible Entity Contact:	Anthony Howard, Director of Environmental Planning - HPD
NEPA Joint Lead Agency and Project Sponsor:	New York City Housing Authority (NYCHA)
Chief Executive Officer:	Lisa Bova Hott
Joint Lead Agency Contact:	Jonathan Gonzalez, Executive Vice President - NYCHA Real Estate Development Department
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NEPA Notice of Intent to Prepare an Environmental Impact Statement

A. INTRODUCTION

New York City, acting through the New York City Department of Housing Preservation and Development (“HPD”), as Responsible Entity and lead agency under the National Environmental Policy Act of 1969 (“NEPA”) in accordance with 24 Code of Federal Regulations (CFR) Section 58.2(a)(7), and the New York City Housing Authority (“NYCHA”), serving as local project sponsor and joint lead agency in accordance with 40 CFR 1501.7(b), intend to prepare an Environmental Impact Statement (“EIS”) for the proposed Fulton and Elliott-Chelsea Houses Redevelopment Project in the Chelsea neighborhood of Manhattan, New York (the “Proposed Action”). The Proposed Action to be evaluated in the EIS includes the replacement of existing residential and community facility uses across NYCHA’s Fulton, Elliott, Chelsea, and Chelsea Addition Houses campuses in Manhattan as well as new development across the Project Sites. As part of the Permanent Affordability Commitment Together (“PACT”) Program, NYCHA intends to submit an application(s) to the United States Department of Housing and Urban Development (“HUD”) for disposition of public housing property as authorized under Section 18 of the U.S. 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 United States Housing Act of 1937 (42 U.S.C. 1437g) to project-based vouchers (“PBVs”) subsidies under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 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”). Such planned activities and applications at HUD-assisted Project Sites require environmental clearance.

The Proposed Action affects two NYCHA campuses consisting of the Fulton Houses (“Fulton Houses Project Site”), Elliott Houses, Chelsea Houses, and Chelsea Addition Houses (collectively, “Elliott-Chelsea Houses Project Site”) (collectively, the “Project Sites”). The Proposed Action includes the following activities:

- a) The staged replacement and demolition of all existing dwelling units and community facility spaces at the Project Sites; and
- b) The staged development of additional new mixed-use buildings on the Project Sites, that would create additional permanently affordable and market rate residential units, additional community facility space and provide new retail and supermarket uses

Besides HUD approvals, the Proposed Action requires approvals from NYCHA’s Board and may require New York City land use approvals, subject to the alternative chosen for the Proposed Action.

Implementing the Proposed Action requires the preparation of an EIS in accordance with NEPA as amended, 42 U.S.C. 4321 *et seq.*, the Council on Environmental Quality (“CEQ”) NEPA regulations at 40 CFR parts 1500-1508, and HUD implementing regulations at 24 CFR part 58. NEPA governs the disclosure and analysis of the environmental effects of actions that are funded, approved, or directly undertaken by a federal government agency. Pursuant to 24 CFR part 58 (Environmental Review Procedures for Entities assuming HUD Environmental Responsibilities),

New York City acting through HPD has assumed the role of HUD by serving as the Responsible Entity for the environmental review of the Proposed Action. As such, HPD is acting as Lead Agency under NEPA. NYCHA, a New York State public benefit corporation, is serving as local project sponsor and joint-lead agency under NEPA in accordance with 40 CFR 1501.7(b). Since the Proposed Action also requires state approvals, the EIS will also satisfy the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations (6 New York Code Rules and Regulations [“NYCRR”] Part 617). Additionally, in the event the Proposed Action requires local approvals by the City of New York, it would also be subject to City Environmental Quality Review (“CEQR”), as set forth in Executive Order 91 of 1977, CEQR regulations, and subsequent CEQR amendments. HPD and NYCHA, with the cooperation of a number of involved and interested agencies at the city, state and federal levels, will therefore be preparing a NEPA EIS that will analyze the potential environmental impacts of the Proposed Action and the identified alternatives. The EIS will serve to fulfill the analysis requirements of NEPA, SEQRA and CEQR.

Public scoping is the first step in the environmental review process and is the period during which government agencies, elected officials, community organizations, groups, and individuals can review and provide comments on the Draft Scope of Work (“DSOW”) to Prepare a Draft EIS (“DEIS”). This DSOW therefore describes the following: the background for the Proposed Action; the purpose and need for the Proposed Action; a summary of the Proposed Action and its alternatives; and the methodologies to be used in assessing the potential for impacts associated with the Proposed Action alternatives. The proposed DEIS impact assessment criteria and methodologies contained in this DSOW are primarily based on the guidance set forth in the 2021 *CEQR Technical Manual*, but also draw upon state and federal guidelines, where applicable. The proposed scope of work for each DEIS impact category area is described in the sections below. The potential for impacts will be assessed and disclosed in the DEIS.

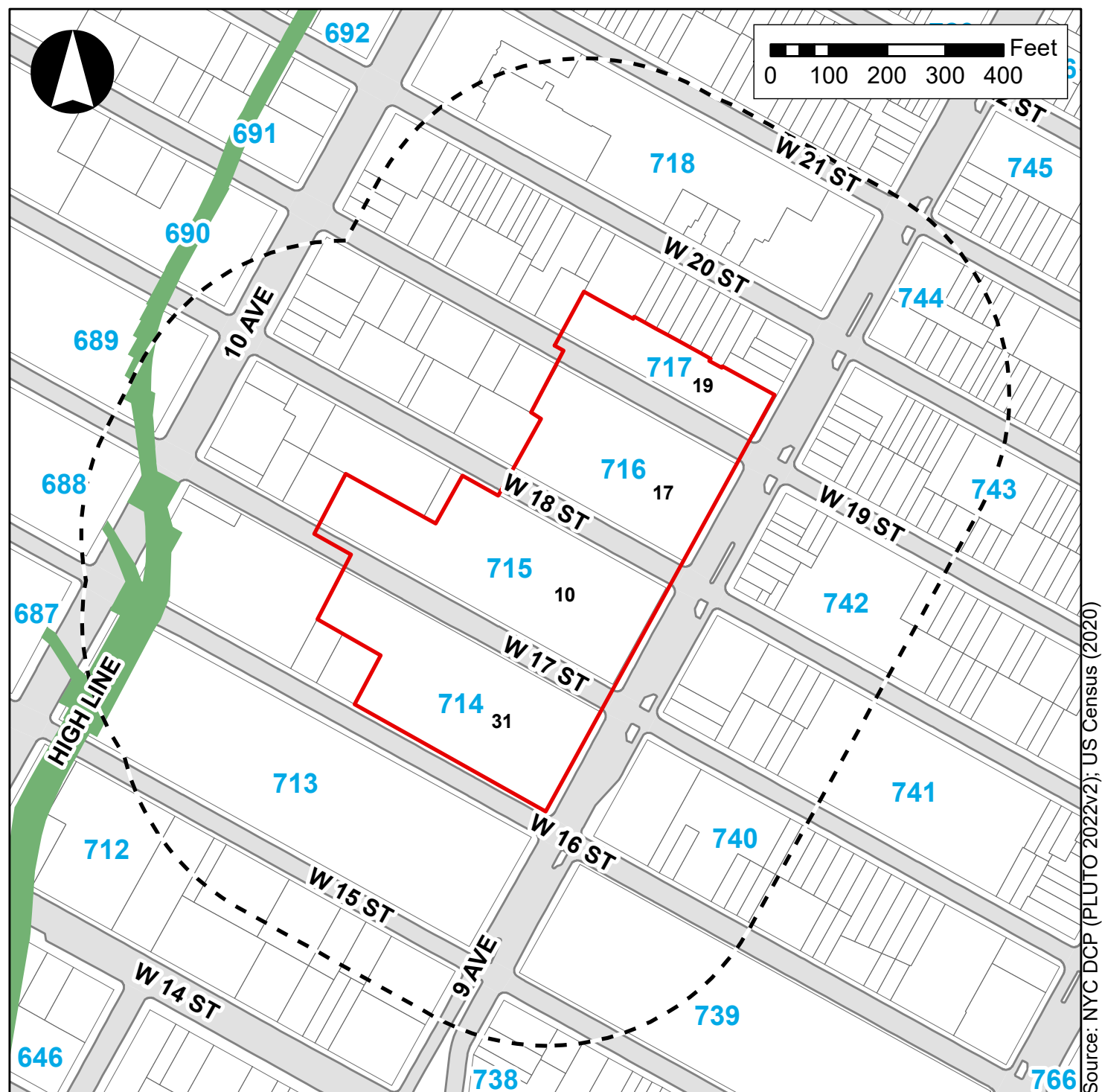
B. BACKGROUND OF THE PROPOSED ACTION

This section provides information about how the Proposed Action and its development alternatives were identified through a process involving extensive consultation with NYCHA residents and other stakeholders, selection of the PACT Partner, and vote by NYCHA residents on options for the future of the Project Sites.

As the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site are separated by approximately a quarter-mile, **Figures 1a** and **1b** identify the location of the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site, respectively, and **Figures 2a** and **2b** provide aerial photographs.

Formally called the Robert S. Fulton Houses, the Fulton Houses Project Site was completed in 1965. It is a “towers-in-the-park” development with open areas including playgrounds, a basketball court, landscaping, seating, walking paths, accessory parking, and ancillary areas.

The Fulton Houses Project Site occupies portions of four blocks that are bound by W. 20th Street on the north, 9th Avenue on the east, W. 16th Street on the south, and 10th Avenue on the west. Uses on the Fulton Houses Project Site include 944 NYCHA dwelling units (DUs), 14,634 gross square feet (gsf) of neighborhood center space, and 95 accessory parking spaces. The Fulton



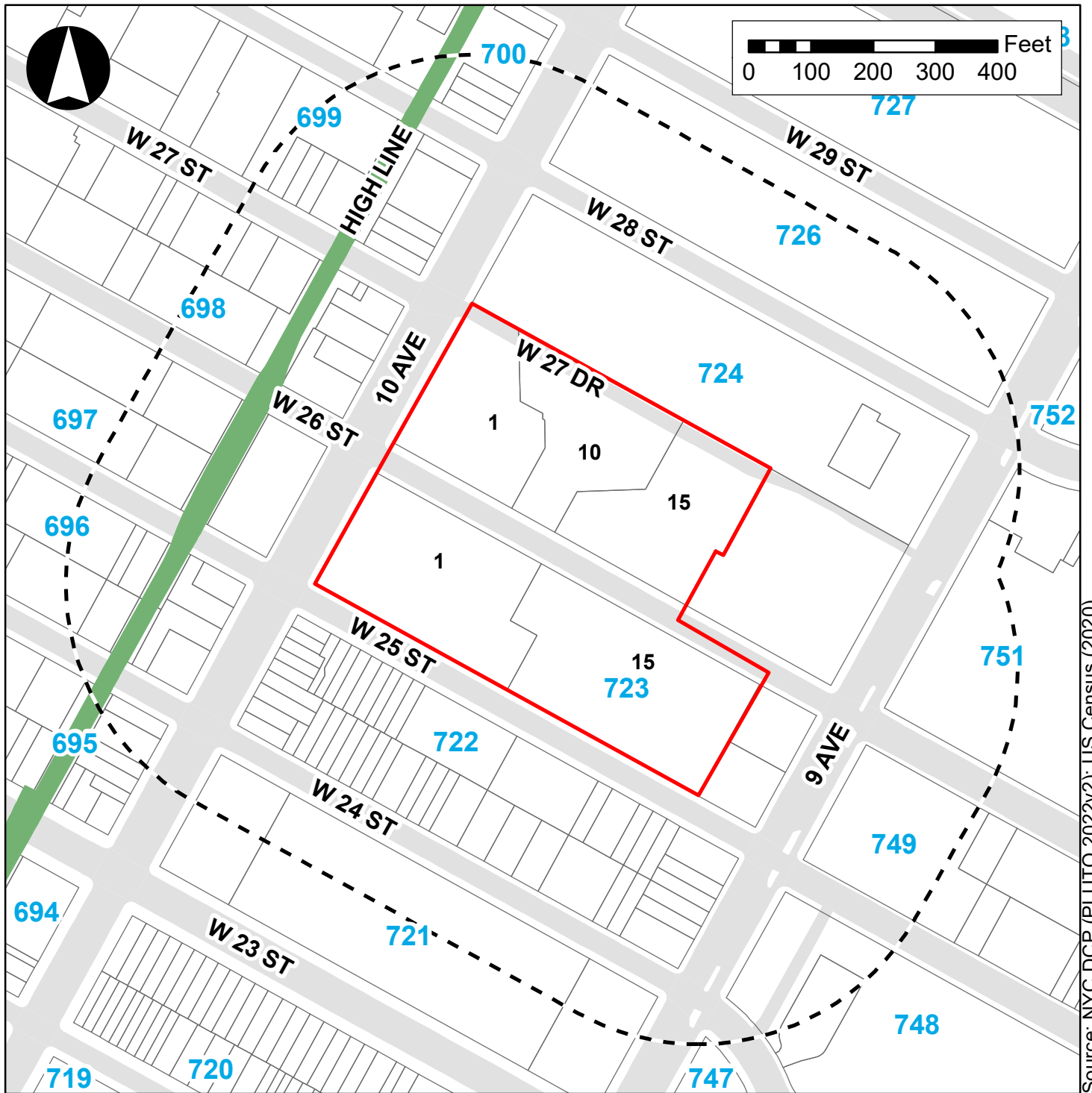
Source: NYC DCP (PLUTO 2022v2); US Census (2020)

Legend

- Fulton Houses
- 400-Foot Radius
- The High Line
- 715 Blocks
- 10 Lots



Location Map, Elliott-Chelsea Houses Project Site



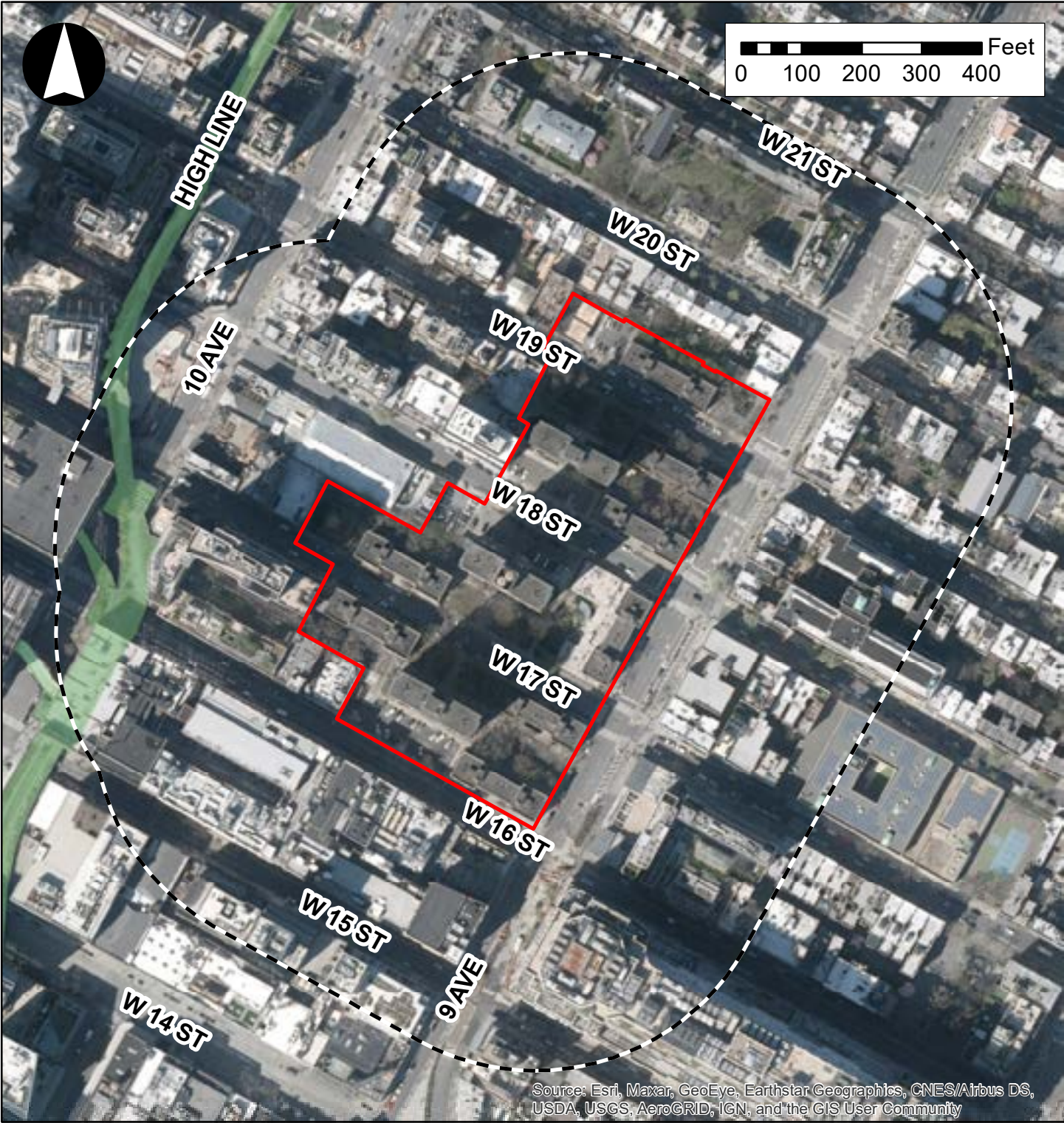
Source: NYC DCP (PLUTO 2022v2); US Census (2020)

Legend

- Elliott-Chelsea Houses
- 400-Foot Radius
- The High Line
- 724 Blocks
- 10 Lots



Aerial Photograph, Fulton Houses Project Site



Source: NYC DCP (PLUTO 2022v2); US Census (2020)

Legend



Fulton Houses



400-Foot Radius






The High Line

Aerial Photograph, Elliott-Chelsea Houses Project Site



Legend

-  Elliott-Chelsea Houses
-  400-Foot Radius
-  The High Line

Houses Project Site includes 12 existing buildings, consisting of 11 apartment buildings and 1 storage/garage building, ranging from 1 to 25 stories, with the tallest building 232 feet tall.

The Elliott-Chelsea Houses Project Site occupies portions of two blocks that are bound by Chelsea Park on the north, 9th Avenue on the east, W. 25th Street on the south, and 10th Avenue on the west. Uses on the Elliott-Chelsea Houses Project Site include 1,112 NYCHA DUs, 42,225 gsf of community facility neighborhood center space, and 10,300 gsf of daycare space. The Elliott-Chelsea Houses Project Site includes 10 existing buildings, consisting of 7 apartment buildings, 2 community facility buildings, and 1 storage/garage building, ranging from 1 to 21 stories with the tallest building 223 feet tall.

The John Lovejoy Elliott Houses, completed 1947, Chelsea Houses, completed in 1964, and Chelsea Addition Houses, constructed in 1968, are administered as one entity and comprise the Elliott-Chelsea Houses Project Site. The Elliott-Chelsea Houses Project Site is also a “towers-in-the-park” development, but unlike the Fulton Houses Project Site, this complex does not have any accessory parking.

In total, the Project Sites include 22 existing buildings, consisting of 18 apartment buildings, 2 community facility buildings, and 2 storage/garage buildings, ranging from 1 to 25 stories with the tallest building 232 feet tall. Existing uses on the Project Sites include 2,056 NYCHA DUs, 56,859 gross square feet (gsf) of neighborhood center space, 10,300 gsf of daycare, and 95 accessory parking spaces.

Process of Identifying the Proposed Action

The buildings and units on the Project Sites are severely deteriorated and would need substantial repair and rehabilitation to address issues including persistent mold and leaks, the presence of lead-based paint, outdated elevator, heating, ventilation, mechanical and electrical systems, old fixtures and appliances, and many other issues that negatively impact residents’ quality of life.¹

The Proposed Action and its development alternatives, described in Section F.2 below, were determined through an extensive public engagement process conducted from 2019 to 2023, including consultations with NYCHA residents, elected officials, community representatives, and housing organizations and advocates. Over the course of many months, these stakeholders engaged in weekly meetings to collect feedback, discuss finance, and strategize on ways to address the capital needs. Among other strategies to raise revenue for repairs, recommendations included that the Fulton and Elliott-Chelsea developments be included in PACT and identified appropriate locations and design guidelines for new mixed-use redevelopment.

In 2019, the stakeholders involved in these ongoing consultations and NYCHA agreed to release a request for proposals for the selection of a PACT partner to rehabilitate 100 percent of the DUs on the Project Sites, and build new infill mixed-income residential buildings to raise funds needed for the rehabilitation of existing DUs. In late 2021, NYCHA, in consultation with residents of the

¹ The PACT Partner and NYCHA are advancing a separate project to address building conditions for the purpose of improving resident quality of life, intended as an interim measure until the completion of replacement buildings under the Proposed Action. More information is provided below under “No-Action Alternative.”

Fulton and Elliott-Chelsea Houses (FEC residents), selected Elliott Fulton, LLC, a joint venture between Essence Development and The Related Companies, as NYCHA's PACT Partner.

Following designation by NYCHA, the PACT Partner completed a comprehensive, five-month pre-design due diligence process that revealed significant, previously unanticipated capital repair needs and determined that extensive temporary relocation of residents would be required as a result of the particular conditions of major building systems. Before moving forward with renovations, resident leaders worked with the PACT Partner to identify alternative development solutions and allowed residents to decide their preferred option.

In 2023, the PACT Partner continued its engagement with residents, NYCHA, and the Citizens Housing and Planning Council (CHPC)² in a transparent process for NYCHA residents to determine the future of their homes by deciding whether to pursue total redevelopment of their campuses or to rehabilitate existing buildings. Over a 60-day period beginning in March, the PACT Partner and NYCHA held 35 information sessions, canvassed thousands of residents, and mailed informational packets to every apartment on the Project Sites to inform the community of the selection process and the options up for consideration. Residents 18 years of age and older could indicate their preference for new buildings or rehabilitation of existing buildings, using either an online or paper survey administered by CHPC. If residents selected new buildings, they could then choose from two variations of new construction plans, one requiring a rezoning and one that would be developed without a rezoning. A majority of resident respondents were in favor of building new NYCHA Project-Based Section 8 buildings across the Project Sites and, of that majority, more selected the rezoning proposal.

Therefore, NYCHA and the PACT Partner, in consultation with leadership from the Fulton and Elliott Chelsea Tenants Associations, are proposing a revised and expanded project, which is the Proposed Action identified herein.

C. PURPOSE AND NEED FOR THE PROPOSED ACTION

The purpose of the Proposed Action is to improve the quality of life and housing stability for existing public housing residents of the Fulton and Elliott-Chelsea Houses. It would do so by constructing new PBV-assisted housing for all existing residents, while also preserving permanent affordability and residents' rights under the PACT Program. The purpose of the Proposed Action is also to facilitate the construction of additional affordable and market rate housing units to address the critical shortage of affordable housing and housing in general in New York City and financially support the PACT portion of the project. The new affordable units would directly address the shortage by increasing New York City's affordable housing stock while the new market-rate units would indirectly address the shortage by increasing the overall supply of housing in New York City. The Proposed Action would also facilitate the development of additional community facility, retail and open space for the benefit of NYCHA residents and the surrounding community.

² CHPC is a non-profit research and education organization focused on housing and planning policy in NYC.

D. ENVIRONMENTAL REVIEW PROCESS

The environmental review process provides a means for decision-makers to systematically consider environmental effects of the Proposed Action, to evaluate and compare reasonable alternatives, and to identify and mitigate, where practicable, any significant adverse environmental impacts per 24 CFR part 50, subpart A. HPD and NYCHA, as joint-Lead Agencies under NEPA, have determined that the Proposed Action has the potential to result in significant adverse environmental impacts. Therefore, at their request, HUD has issued a Notice of Intent to Prepare an EIS (“NOI-EIS”) (in accordance with 40 CFR part 1502) for the Proposed Action [attached hereto as an appendix]. The joint-Lead Agencies have prepared this DSOW for the DEIS which describes the methodologies to be used in the impact analysis and to allow for public and stakeholder participation in the scoping process. The joint-Lead Agencies will then prepare a DEIS based on the Final Scope of Work (“FSOW”). The FSOW will include a response to comments on the DSOW and any modifications to address those comments.

Once the joint-Lead Agencies have determined that the DEIS is complete, a Notice of Availability will be prepared, distributed, and published in accordance with applicable regulations. The DEIS will then be subject to additional public review, including a public hearing and a period for public comment. After the DEIS public comment period has closed, a FEIS will be prepared, which will include a summary of the comments received on the DEIS, responses to all substantive comments, and any appropriate revisions to the DEIS to address those comments. No sooner than 30 days after publishing the FEIS, a Record of Decision and Statement of Findings describing the Preferred Alternative for the project, its environmental impacts, and any required mitigation will be issued. Once the environmental review process is concluded, the Proposed Action may proceed.

E. APPROVALS AND COORDINATION

The Proposed Action requires Federal and State approvals and possibly City discretionary approvals. The discretionary approvals are listed below, followed by a more detailed summary of each item.

Federal approvals by HUD required to facilitate the Proposed Action are anticipated to include:

- HUD Section 18 and RAD Program Applications Approvals
- HUD PBV Approval

State and/or City approvals required:

- NYCHA Board approval;
- New York City Planning Commission (“CPC”) land use approvals (colloquially, a rezoning) to facilitate the Rezoning Alternative, as it is not as-of-right under existing zoning (this would not be required for the Non-Rezoning Alternative);

HUD Approvals

NYCHA intends to submit an application(s) to HUD for the disposition of public housing property as authorized under the federal RAD program created by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law No. 112-55, approved November 18, 2011), as amended, and the corresponding HUD Notice H-2019-09 PIH 2019-2023 (HA) REV-4 (September 5, 2019), as amended by Notice H-2023-08, PIH 2023-19 (HA) (July 27, 2023) as may be further amended, as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations of 24 CFR part 970 and HUD Notice PIH-2021-07 (HA), Demolition and/or Disposition of Public Housing Property, Eligibility for Tenant-Protection Vouchers, and Associated Requirements, (January 19, 2021) (Section 18).

NYCHA Board Approval

NYCHA Board approval is required to facilitate the Proposed Action and would include approval of one or more long-term (99-year) ground lease(s) of the Project Sites to the PACT Partner, who in this capacity would be the designated Recipient of the disposition. This disposition would be executed in accordance with the terms of the HUD approvals.

Land Use Approvals (if required)

If approved under the Proposed Action, the first building to be constructed on each of the Project Sites would comply with the regulations set forth in the New York City Zoning Resolution (i.e. it would be “as-of-right”). The remaining buildings to be constructed on the Project Sites under the Rezoning Alternative would not be as-of-right and therefore would require city land use approvals. Although the specific land use approvals will not be finalized until that time, the objective of the land use approvals would be to facilitate the use and bulk comprising the Rezoning Alternative. These approvals would be expected to include:

- (a) a zoning map amendment to establish zoning districts that would allow the proposed bulk as described in the Rezoning Alternative, by:
 - (i) permitting a maximum floor area ratio (FAR) of 12.0 within 100 feet of avenues and 8.0 along midblocks beyond 100 feet of avenues; and
 - (ii) establishing, where needed and appropriate, a commercial overlay district to permit proposed retail and supermarket uses in buildings bases along avenue corridors;
- (b) a zoning text amendment to designate the Projects Sites as Mandatory Inclusionary Housing Areas (MIHAs); and
- (c) a large scale general development (LSGD) special permit to facilitate the proposed site plan by allowing:
 - (i) distribution of floor area without regard to zoning lot lines or district boundaries; and
 - (ii) location of buildings without regard for the applicable yard, court, distance between buildings or height and setback regulations.

These approvals are collectively referred to as rezoning.

These land use approvals are subject to New York City's Uniform Land Use Review Procedure (ULURP).

ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process that allows public review of a proposed action requiring certain discretionary land use approvals under CPC jurisdiction. It involves advisory reviews and/or votes to approve at four levels: advisory review of the Community Board, advisory review of the Borough President, a review and vote to approve by the CPC, and a review and vote to approve by the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months. The EIS will provide more information on the City's land use review and approval process.

Mayoral Zoning Override (MZO) (if required)

An MZO is a discretionary action by the Mayor of the City of New York, to allow relief or modification of certain zoning requirements. The potential for an MZO to address, for example, non-compliant interim conditions on the Project Sites, is indicated as a potential required approval.

F. PUBLIC SCOPING FOR THE DSOW

The Scoping of the Proposed Action provides the public with an opportunity to learn what is being proposed and to provide input to be included in the environmental review.

An NOI-EIS, including information on the scoping process, has been published in the *Federal Register* on January 8th, 2024 and a Notice of Availability of Draft Scope and Public Scoping Session has been published in the New York State *Environmental Notice Bulletin* on January 10th, 2024. Notices and project information have been placed in publications serving the community and were published in the following languages: English, Spanish, Traditional Chinese, Simplified Chinese, and Russian.

Notices were placed in the following newspapers in the classified advertising sections:

- Metro
- El Diario
- World Forum
- World Journal

A copy of this DSOW can be obtained online at

<https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page> or by contacting:

New York City Department of Housing Preservation and Development
Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038
Nepa_env@hpd.nyc.gov

Public Comment Period and Community Meetings

To solicit public comments on the Proposed Action, the alternatives to be analyzed in the EIS, and this DSOW, a public comment period will be open until 10 days after the last public scoping meeting, whichever is later. During this time, NYCHA and HPD will hold three (3) public scoping meetings and accept written comments to receive public input. The public meetings will be held on:

- Thursday, February 1st, 2024, 6 PM– **In-person** at Fulton Houses (119 9th Avenue, New York, NY 10011)
- Monday, February 5th, 2024, 4 PM – Online <https://bit.ly/FECEISjan>
- Wednesday, February 7th, 2024, 6:30 PM – **In-person** at Elliott-Chelsea Houses (428 W. 26th Street, New York, NY 10001)

Each meeting will have simultaneous Spanish, Mandarin, Cantonese, Russian, and American Sign Language interpretation. Individuals who require additional special assistance, such as interpretation, captioning, or signing services to participate in the scoping meetings, should make the request by emailing nepa_env@hpd.nyc.gov by Monday, January 19th, 2024.

How to Comment in Writing

Written comments may be provided through the 10th day after the last public scoping meeting:

By email to:

Anthony Howard

Nepa_env@hpd.nyc.gov

By mail to:

New York City Department of Housing Preservation and Development

Attn: Anthony Howard

100 Gold Street, #7-A3

New York, NY 10038

How Comments Will be Used

At the end of the comment period, the joint-Lead Agencies will collect, review, and summarize the written and verbal comments received and prepare a FSOW for the DEIS. The FSOW will address the comments received during the public review. The FSOW will include a response to comments on the DSOW and will include any changes that are necessary to address those comments.

F.1. Organization and Scope of the Draft Environmental Impact Statement

The DEIS will consist of several chapters. The initial set of chapters, which are descriptive in nature, will include the following: Purpose and Need for the Proposed Action; Project Alternatives; Process Coordination and Public Participation; and Analysis Framework. These will be followed by analysis chapters identifying the affected environment and environmental consequences of the Proposed Action on the following impact categories: Land Use, Zoning, and Public Policy; Coastal Zone Management/Waterfront Revitalization Policies (WRP); Floodplain Management and Flood

Insurance; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources, Natural Resources; Hazardous Materials; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Transportation; Air Quality; Greenhouse Gas Emissions and Climate Change; Noise; Public Health; Neighborhood Character; Construction; and Environmental Justice. An Executive Summary will precede the EIS's first chapter. The EIS will also contain the following summary chapters: Indirect and Cumulative Effects; Unavoidable Adverse Impacts; and Irreversible and Irretrievable Commitments of Resources.

F.2. Description of Alternatives

For the Proposed Action, up to four alternatives are identified at this time: Alternative 1 – No-Action Alternative; Alternative 2 – Rezoning Alternative; Alternative 3 – Non-Rezoning Alternative; and Alternative 4 – No Significant Adverse Impacts Alternatives. The Rezoning, Non-Rezoning, and No Significant Adverse Impacts Alternatives are referred to as the “development alternatives” as they would involve new development pursuant to granting of discretionary approvals whereas the No-Action Alternative, which serves as a baseline for comparison of the effects of the other alternatives would occur in the absence of the proposed discretionary approvals and implementation of the Proposed Action.

In order to provide a conservative analysis, for each of the alternatives the EIS will study an indicative development program (identified below) that reflects the maximum development program that would be expected.

F.2.1 Alternative 1 – No-Action Alternative

The No-Action Alternative is intended to provide the lead, expert, and cooperating agencies with an assessment of the expected environmental impacts of no action on their part.

The EIS will evaluate No-Action Alternative conditions in the 2040 analysis year without the Proposed Action, including other projects being constructed and/or operated within the same vicinity and time frame.

The No-Action Alternative assumes that without the implementation of one of the Proposed Action's development alternatives, the Project Sites would remain in their current condition. Therefore, the existing buildings would not be replaced, and no new development would occur on the Project Sites. Additionally, major capital improvements, rehabilitation, or renovations subject to discretionary approvals such as the PACT/RAD rehabilitation program, would not occur. Routine maintenance and repairs would be carried out.

As under existing conditions, the No-Action Alternative would include 22 existing buildings, consisting of 18 apartment buildings, 2 community facility buildings, and 2 storage/garage buildings, ranging from 1 to 25 stories. The tallest building is 232 feet.

Under the No-Action Alternative, the Fulton Houses Project Site would continue to have the existing uses as shown in Table 1a. These include 944 NYCHA DUs, 14,634 gross square feet (gsf) of community facility neighborhood center space, and 95 accessory parking spaces.

Likewise, under the No-Action Alternative, the Elliott-Chelsea Houses Project Site would continue to have the existing uses as shown in Table 1b. These include 1,112 NYCHA DUs, 42,225 gsf of community facility neighborhood center space, and 10,300 gsf of daycare space.

Under the No-Action Alternative there would continue to be 2,056 NYCHA DUs, 56,859 gsf of community facility neighborhood center space and 10,300 gsf of daycare space across the Project Sites, and 95 accessory parking spaces at the Fulton Houses Project Site.

Separate from the Proposed Action, NYCHA has authorized the PACT Partner to undertake improvements at the Project Sites' existing buildings, including enhanced security, increased pest control, and proactive maintenance of heating systems, intended to improve the safety, security, living conditions, and quality of life for public housing residents prior to the completion of the NYCHA replacement buildings under the Proposed Action.

These improvements are anticipated to begin in the near-term and are not contingent upon completion of the environmental review and approval process for the Proposed Action. They are referred to as the Maintenance and Operations Improvements at Fulton, Elliott, Chelsea, and Chelsea Addition Houses project.³ These improvements and routine maintenance and repairs would not fully remedy the serious deterioration that is the root cause of many of the building conditions. Given that this work would occur with or without the Proposed Action, it is considered as part of the No-Action Alternative.

As part of the No-Action Alternative, the EIS will identify expected and in-progress developments and other changes in the surrounding areas that would affect the various impact category chapter study areas.

F.2.2 Alternative 2 – Rezoning Alternative

For this alternative, NYCHA and the PACT Partner would seek certain discretionary land use actions from the City of New York to facilitate development of the Proposed Action. A reasonable worst-case development of the Project Sites pursuant to those City actions will be analyzed in a “Rezoning Alternative”. Under the Rezoning Alternative, there would be a staged replacement and demolition of all existing buildings and DUs on the Project Sites. All existing NYCHA DUs would be replaced and reserved for current residents of the Fulton and Elliott-Chelsea Houses as Project-Based Section 8 units. Existing community facility space would also be replaced. Additional development would occur, including new mixed-income buildings containing both non-NYCHA MIH permanently affordable housing DUs and market rate DUs with ground floor commercial and community facility uses. Community facility space serving the Chelsea neighborhood and surrounding areas would be expanded, as compared to the No-Action Alternative. Local retail (including supermarket uses) would be introduced to the Project Sites and accessory open space

³ NYCHA and HPD executed a NEPA Exempt/Categorically Excluded Not Subject to 24 CFR part 58.5 letter on September 26th, 2023 for the Maintenance and Operations Improvements at Fulton, Elliott, Chelsea, and Chelsea Addition Houses project.

would be provided. The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces.

Should the City land use process result in modifications to the Rezoning Alternative analyzed in the EIS, further assessment would be conducted to determine if such changes would result in significant adverse impacts not identified in the EIS.

Development Program

The Rezoning Alternative development program that will be studied in the EIS is presented in **Table 2a** for the Fulton Houses Project Site and in **Table 2b** for the Elliott-Chelsea Houses Project Site. **Table 2b** also includes a summary row showing the program for the entire FEC Project Sites. Refer to **Figure 3a and 3b** which show the location of the proposed buildings.

As shown in **Table 2a**, under the Rezoning Alternative, the Fulton Houses Project Site would be developed with 944 Project-Based Section 8 DUs set aside for existing residents of the FEC Project Sites, an additional 1,788 mixed-income building DUs, of which 537 would be MIH permanently affordable housing DUs (i.e., 30 percent of the total residential floor area),⁴ and the remainder, 1,251 DUs (70 percent of the total residential floor area), would be market rate units.⁵ There would also be 16,724 gsf of local retail, 6,580 gsf of supermarket, and an additional 53,939 gsf of community facility neighborhood center, 9,770 gsf of daycare, and 2,500 gsf of medical office related uses (also referred to as health care).

As shown in **Table 2b** under the Rezoning Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Project-Based Section 8 DUs set aside for existing residents of the FEC Project Sites, an additional 1,666 mixed-income building DUs, of which 501 would be MIH permanently affordable housing DUs and the remainder, 1,165 DUs, would be market rate units. There would also be 12,060 gsf of local retail, 11,000 gsf of supermarket, 90,143 gsf of community facility neighborhood center, 8,215 gsf of daycare, and 11,285 gsf of medical office related uses.

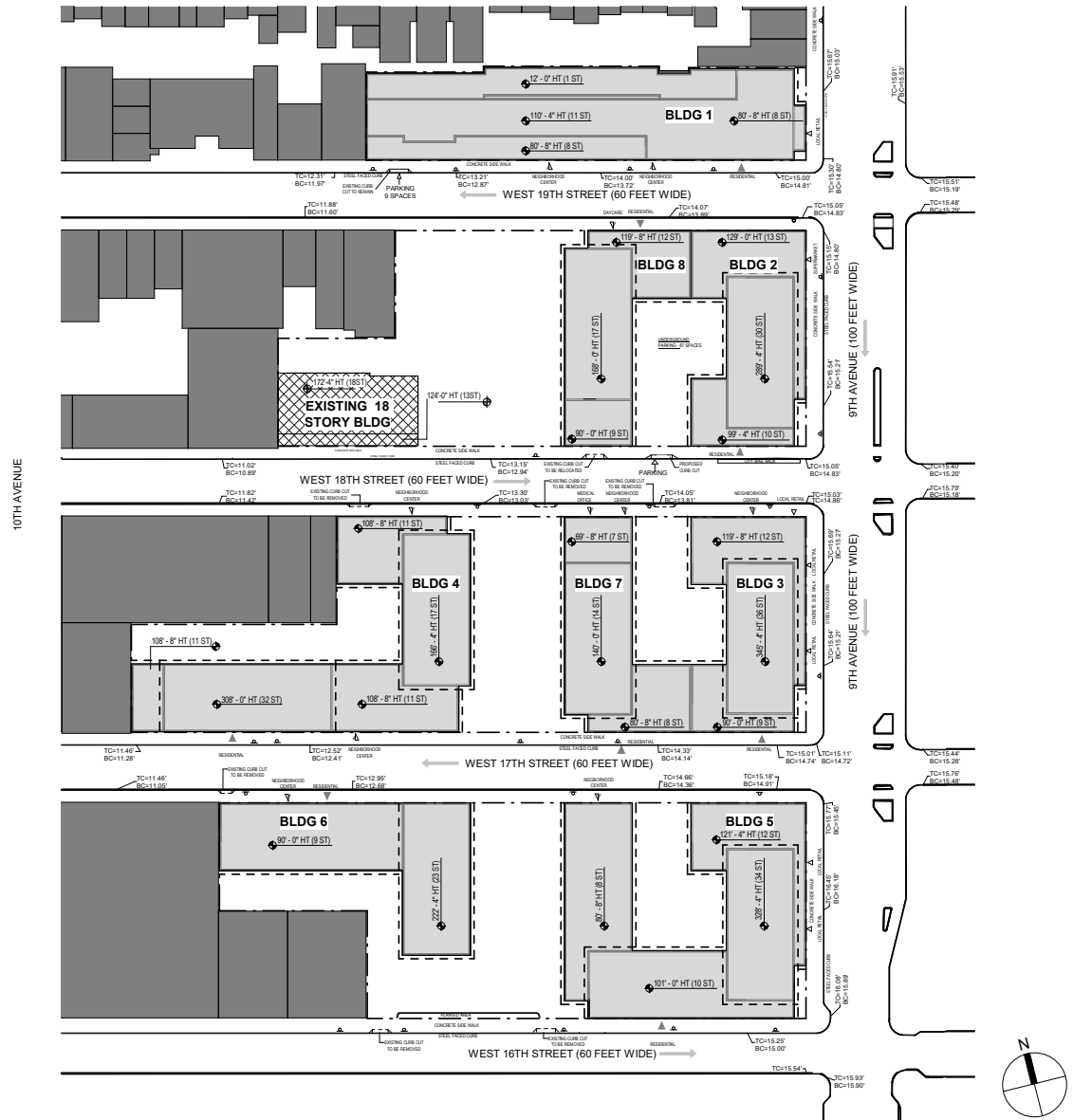
The Rezoning Alternative would consist of 15 new buildings ranging from 11 to 39 stories. For conservative analysis purposes, the EIS will analyze the potentially tallest building heights (416 feet) as well as the potentially largest bulk of the proposed buildings. All heights indicated for Proposed Action buildings in the Rezoning Alternative and for the Non-Rezoning Alternative are for the maximum building envelope including 30 feet of rooftop mechanical bulkheads.

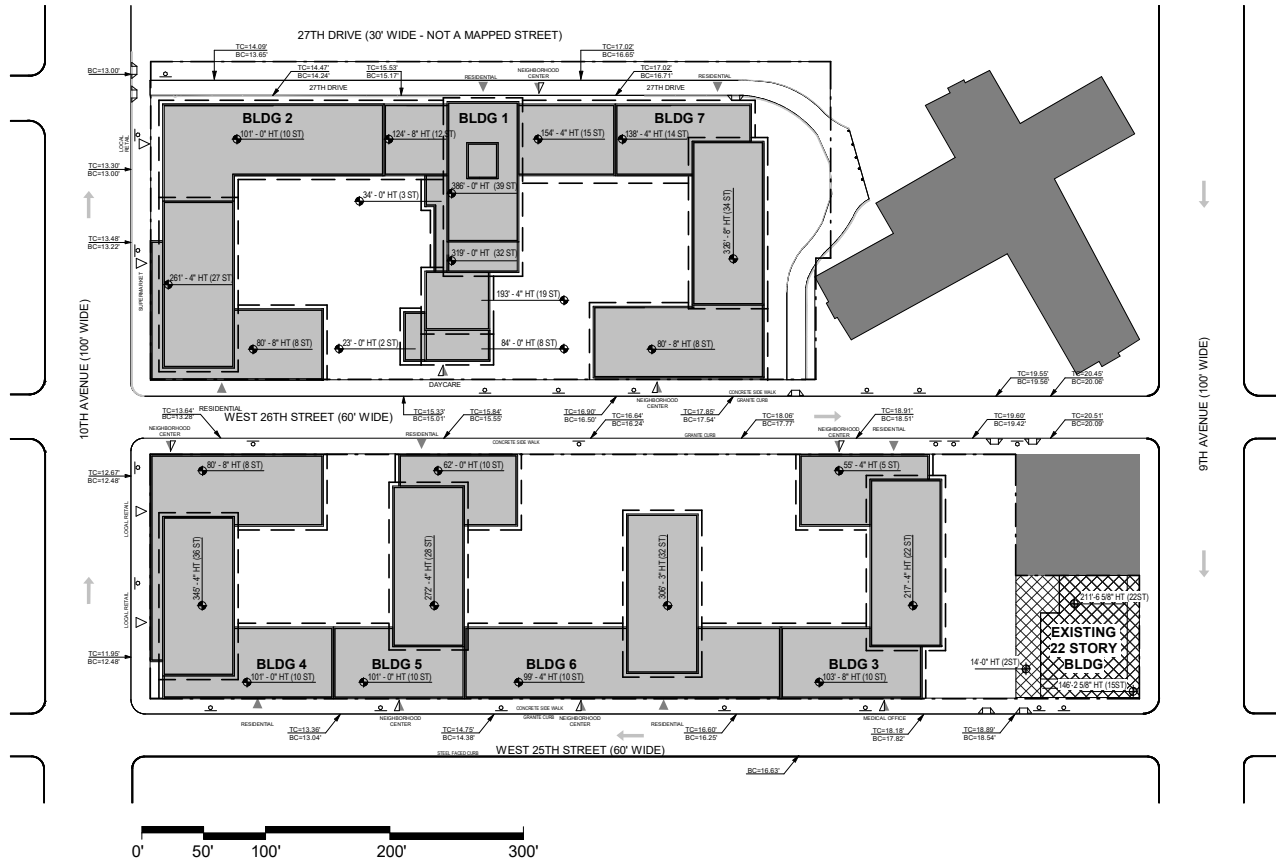
⁴ Under the Rezoning Alternative the new affordable housing units would be provided pursuant to MIH. As such, affordable housing could be provided at either 25 or 30 percent of residential floor area depending on the levels of affordability. As applicable, the worst-case condition will be considered in the EIS. Throughout this document, the amount of affordable housing DUs to be provided is described as 30 percent of the total new (incremental) units in mixed-income buildings.

⁵ This 30 percent / 70 percent split for affordable and market rate residential floor area, respectively, would apply to all new mixed-income units on both campuses and all the development scenarios.

- LEGEND:
- - - Proposed Maximum Max Zoning Envelope
 - Proposed Preliminary Zoning Envelope
 - ⊕ **Development Envelope Height**
 - ⊕ Illustrative Building Height (# of stories)
 - Illustrative Building Line
 - Existing Context Building
 - Residential Access Point
 - ◁ Commercial Access Point
 - ◁ Community Access Point
 - ↗ Spot Elevation/Height (relative to NAVD88)
 - Proposed Building
 - Parking Access Point
 - Loading Access (at loading berths)
 - Traffic Direction
 - Centerline of Driveway
 - ⊥ Street Sign
 - Additional Parcels in Zoning Lot Not Included as Part of the Proposed Action
 - Proposed Curb Cut
 - Existing Curb Cut (to be relocated)
 - Existing Curb Cut (to be maintained)

- Notes
- Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 - Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 - Location of bulkheads illustrative and subject to change.
 - Graphic scale applicable to all non-dimensioned elements.
 - The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 - Entrances to proposed buildings are illustrative.
 - For existing and proposed tree locations refer to "Landscape Plan".





LEGEND:

	Proposed Maximum Zoning Envelope		Existing Context Building		Spot Elevation/Height (relative to NAVD88)		Traffic Direction		Proposed Curb Cut
	Proposed Preliminary Zoning Envelope		Residential Access Point		Proposed Building		Centerline of Driveway		Existing Curb Cut (to be relocated)
	Development Envelope Height (Illustrative Building Height (# of stories))		Commercial Access Point		Parking Access Point		Street Sign		Existing Curb Cut (to be maintained)
	Illustrative Building Line		Community Access Point		Loading Access (at loading berths)		Additional Parcels in Zoning Lot Not Included as Part of the Proposed Action		

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
3. Location of bulkheads illustrative and subject to change.
4. Graphic scale applicable to all non-dimensioned elements.
5. The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
6. Entrances to proposed buildings are illustrative.
7. For existing and proposed tree locations refer to "Landscape Plan".



As also shown in **Table 2b**, both Project Sites would be developed with 2,056 Project-Based Section 8 DUs set aside for existing residents of the FEC Project Sites, an additional 3,454 mixed-income building DUs, of which 1,038 would be MIH permanently affordable housing DUs and the remainder, 2,416 DUs, would be market rate units.

In total, the Project Sites would have 28,784 gsf of local retail, 17,580 gsf of supermarket, 144,082 gsf of community facility neighborhood center, 17,985 gsf of daycare, and 13,785 gsf of medical office related uses.

Net Increment: Possible Effects of the Rezoning Alternative

Table 3 identifies the development program for the Rezoning Alternative that will be studied in the EIS and also identifies the net incremental changes to the Project Sites under the Rezoning Alternative as compared to the No-Action Alternative.

Table 2a, Rezoning Alternative, Fulton Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)		
										Residential	Commercial		Community Facility						
Name / No.	Type	Block	Location	PB Section 8 DUs*	Mix Inc Bldg Affordable DU's	Subtotal, All Affordable DU's	Mix Inc Bldg Market Rate DU's	Mix Inc Bldg All DU's	Total, All DU's	Residential l gsf	Local retail gsf	Superma rket gsf	Neighbor hood center gsf	Daycare gsf		Medical office related uses gsf	Total gsf	Stories	Feet
Fulton 1	Replacement	717	9 Av, 19 St	201	0	201	0	0	201	208,773	3,144	0	11,649	0	0	223,566	11	140.33	
Fulton 2	Replacement	716	9 Av, 18 St, 19 St	351	0	351	0	0	351	317,340	0	6,580	0	0	0	323,920	30	319.33	
Fulton 3	Replacement	715	9 Av, 17 St, 18 St	392	0	392	0	0	392	354,500	3,080	0	3,000	0	0	360,580	36	375.33	
Fulton 4	New Mxd Inc	715	17 St, 18 St	0	175	175	407	582	582	494,390	0	0	20,130	0	0	514,520	32	338.00	
Fulton 5	New Mxd Inc	714	9 Av, 16 St, 17 St	0	158	158	369	527	527	448,230	10,500	0	5,810	0	0	464,540	34	358.33	
Fulton 6	New Mxd Inc	714	17 St	0	88	88	206	294	294	249,700	0	0	6,080	0	0	255,780	23	252.33	
Fulton 7	New Mxd Inc	715	17 St, 18 St	0	52	52	120	172	172	146,101	0	0	7,270	0	2,500	155,871	14	170.00	
Fulton 8	New Mxd Inc	716	18 St, 19 St	0	64	64	149	213	213	181,390	0	0	0	9,770	0	191,160	17	198.00	
Fulton Subtotals																			
1 to 3	Replacements	-		944	0	944	0	0	944	880,613	6,224	6,580	14,649	9,770	0	2,489,937			
4 to 8	New Mxd Inc's	-		0	537	537	1,251	1,788	1,788	1,519,811	10,500	0	39,290	9,770	2,500	1,581,871			
All Fulton Buildings				944	537	1,481	1,251	1,788	2,732	2,400,424	16,724	6,580	53,939	9,770	2,500	2,489,937			
Fulton Minimum Height																			
Fulton Maximum Height																			

* Project-Based Section 8 DUs reserved for existing NYCHA FEC residents

Table 2b, Rezoning Alternative, Elliott-Chelsea Houses Project Site

Name / No. Type Block Location				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
				PB Section 8 DUs*	Mix Inc Bldg Affordable DU's	Subtotal, All Affordable DU's	Mix Inc Bldg Market Rate DU's	Mix Inc Bldg All DU's	Total, All DU's	Residentia l gsf	Local retail gsf	Superma rket gsf	Community Facility			Total gsf	Stories	Feet
													Neighor hood center gsf	Daycare gsf	Medical office related uses gsf			
Elliott-Chelsea 1	Replacement	724	26 St, 27 Dr	464	0	464	0	0	464	418,415	0	0	41,808	8,215	0	468,438	39	416.00
Elliott-Chelsea 2	Replacement	724	10 Av, 26 St, 27 Dr	396	0	396	0	0	396	359,400	4,060	11,000	0	0	0	374,460	27	291.33
Elliott-Chelsea 3	Replacement	723	25 St, 26 St	252	0	252	0	0	252	228,500	0	0	14,610	0	11,285	254,395	22	247.33
Elliott-Chelsea 4	New Mxd Inc	723	10 Av, 25 St, 26 St	0	136	136	316	452	452	384,101	8,000	0	3,890	0	0	395,991	36	375.33
Elliott-Chelsea 5	New Mxd Inc	723	25 St, 26 St	0	98	98	228	326	326	276,755	0	0	8,400	0	0	285,155	28	302.33
Elliott-Chelsea 6	New Mxd Inc	723	26 St	0	127	127	295	422	422	358,471	0	0	10,200	0	0	368,671	32	336.25
Elliott-Chelsea 7	New Mxd Inc	724	26 St, 27 Dr	0	140	140	326	466	466	396,070	0	0	11,235	0	0	407,305	34	356.67
Elliott-Chelsea subtotals																		
1 to 3	Replacements			1,112	0	1,112	0	0	1,112	1,006,315	12,060	11,000	90,143	8,215	11,285	2,554,415		
4 to 7	New Mxd Inc's			0	501	501	1,165	1,666	1,666	1,415,397	8,000	0	33,725	0	0	1,457,122		
All Elliott-Chelsea Buildings				1,112	501	1,613	1,165	1,666	2,778	2,421,712	12,060	11,000	90,143	8,215	11,285	2,554,415		
Elliott-Chelsea Minimum Height																	22	247.33
Elliott-Chelsea Maximum Height																	39	416.00
Fulton Elliott-Chelsea Totals				2,056	1,038	3,094	2,416	3,454	5,510	4,822,136	28,784	17,580	144,082	17,985	13,785	5,044,352		

* Project-Based Section 8 DUs reserved for existing NYCHA FEC residents

As shown in **Table 3**, the incremental (net) change in residential development resulting from the Rezoning Alternative would be an increase of 3,454 DUs. Of the 3,454 DUs, there would be an incremental increase of 1,038 MIH permanently affordable DUs. The remaining DUs, 2,416 DUs, would be market rate units, in new mixed-income buildings. The number of new Project-Based Section 8 DUs for existing NYCHA residents in new buildings across the Project Sites would be 2,056 DUs, the same number of NYCHA DUs that exist currently. The incremental (net) change in non-residential development resulting from the Rezoning Alternative would be an increase of 87,223 gsf of community facility neighborhood center, 7,685 gsf of daycare, 13,785 gsf of medical office related uses, 28,784 gsf of local retail, 17,580 gsf of supermarket, and 1 accessory parking space. Total building area would increase by approximately 3.2 million gsf across the Project Sites. The increase in the tallest building height would be an increment of 14 stories, from 25 stories under the No-Action Alternative to 39 stories under the Rezoning Alternative. The building heights would have an incremental change of 184 feet, from 232 feet under the No-Action Alternative to 416 feet under the Rezoning Alternative. Specifically, the tallest building under the No-Action Alternative is the existing 25-story (232-foot tall) Building 6 at the Fulton Houses Project Site, located at 419 W. 17th Street/420 W. 18th Street and the tallest building under the Rezoning Alternative would be the proposed 39-story (416-foot tall) Building 1 at the Elliott-Chelsea Project Site, which would be a midblock through lot building with frontage on W. 26th Street and W. 27th Drive.

Table 3: Rezoning Alternative Compared to No-Action Alternative

Land Use	No-Action Alternative	Rezoning Alternative	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Project-Based Section 8 DUs (replacement of existing NYCHA DUs)*	0	2,056	+2,056
MIH Affordable DUs	0	1,038	+1,038
Market Rate DUs	0	2,416	+2,416
Total DUs	2,056	5,510	+3,454
Community facility/Neighborhood Center gsf	56,859	144,082	+87,223
Daycare gsf	10,300	17,985	+7,685
Medical Office Related Uses gsf	0	13,785	+13,785
Local Retail gsf	0	28,784	+28,784
Supermarket gsf	0	17,580	+17,580
Total Building Area sf	1.9 million	5.1 million	+3.2 million
Accessory Parking Spaces	95	96	+1
Building height (maximum)	232'	416'	+184'
Building stories (maximum)	25	39	+14

* The Project-Based Section 8 DUs would be set aside for existing NYCHA residents and would replace the existing NYCHA DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

Temporary Relocations

Under both the Rezoning Alternative and the Non-Rezoning Alternative (to be described in the following section), prior to the construction of the replacement buildings for existing NYCHA tenants, one building on each of the Project Sites would be vacated and approximately 120 households would be relocated either in vacant existing units in other buildings on the Project Site or housing units nearby. Relocation assistance and counseling will be provided, and residents of these households will have a guaranteed right to return to the first two new replacement buildings. These approximately 120 households represent 6 percent of the total existing NYCHA DUs on the Project Sites.

The Elliott Center community facility operated by Hudson Guild would also be relocated and temporary space(s) on- and off-site (identified and designed in coordination with the Hudson Guild leadership team) would be provided to house its existing programming.

The first replacement buildings, namely Fulton 1 and Elliott-Chelsea 1, once completed, will accommodate all initially affected households and all programming originally housed within the Elliott Center.

Any relocation of residents or businesses will adhere to requirements of applicable statutes and regulations, including but not limited to the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA) and implementing regulations at 49 CFR 24, Notice H 2016-17; PIH 2016-17, as may be amended from time to time (“RAD Fair Housing, Civil Rights, and Relocation Notice”), Section 18 of the Housing Act of 1937, as amended and implementing regulation, 24 CFR part 970 and all applicable state and local regulations. Refer to discussion of relocation below under “Socioeconomic Conditions.”

F.2.3 Alternative 3 – Non-Rezoning Alternative

Under the Non-Rezoning Alternative, similar to the Rezoning Alternative, all existing buildings on the Project Sites would be demolished and new buildings would be constructed in stages. All existing NYCHA affordable housing DUs would be replaced and reserved for current residents of the Fulton and Elliott-Chelsea Houses as Project-Based Section 8 units. Existing community facility space would also be replaced. Additional development would occur, including new mixed-income buildings containing both non-NYCHA affordable housing DUs⁶ and market rate DUs with ground floor commercial and community facility uses. Community facility space serving the local community would be expanded, as compared to the No-Action Alternative. Local retail and supermarket uses would be introduced to the Fulton Houses Project Site and accessory open space would be provided. The 95 existing accessory parking spaces on the Fulton Houses Project Site also would be replaced and one additional space would be added for a total of 96 spaces.

⁶ Under the Non-Rezoning Alternative, the additional affordable housing DUs would be developed in mixed-income buildings and would remain permanently affordable through NYCHA Regulatory Agreement and other transaction documents between NYCHA and the PACT Partner.

Development Program

The Non-Rezoning Alternative development program that will be studied in the EIS is presented in **Table 4a** for the Fulton Houses Project Site and in **Table 4b** for the Elliott-Chelsea Houses Project Site. **Table 4b** also includes a summary row showing the program for the entire FEC Project Sites. Refer to **Figure 4a and 4b** which show the location of the proposed buildings.

As shown in **Table 4a**, under the Non-Rezoning Alternative the Fulton Houses Project Site would be developed with 944 Project-Based Section 8 DUs set aside for existing residents of the Project Sites, an additional 960 mixed-income DUs, of which 289 would be affordable housing DUs, and the remainder, 671 DUs, would be market rate units. There would also be 21,675 gsf of local retail, 7,400 gsf of supermarket, 57,367 gsf of community facility neighborhood center, 3,206 gsf of daycare, and 2,500 gsf of medical office related uses.

As shown in **Table 4b** under the Non-Rezoning Alternative, the Elliott-Chelsea Houses Project Site would be developed with 1,112 Project-Based Section 8 DUs set aside for existing residents of the FEC Project Sites, an additional 823 mixed-income DUs, of which 247 would be affordable housing DUs and the remainder, 576 DUs, would be market rate units. There would also be 117,640 gsf of community facility neighborhood center, 9,449 gsf of daycare, and 9,546 gsf of medical office related uses.

The Non-Rezoning Alternative would include 17 new buildings ranging from 11 to 39 stories. For conservative analysis purposes, the EIS will analyze the potentially tallest building heights for the buildings (416 feet), inclusive of 30 feet of rooftop mechanical volumes, as well as the potentially largest bulk of the proposed buildings.

As also shown in **Table 4b**, both FEC Project Sites would be developed with 2,056 Project-Based Section 8 DUs set aside for existing residents of the FEC Project Sites, an additional 1,783 mixed-income DUs, of which 536 would be affordable housing DUs and the remainder, 1,247 DUs, would be market rate units.

In total, the Project Sites would have 21,675 gsf of local retail, 7,400 gsf of supermarket, 175,007 gsf of community facility neighborhood center, 12,655 gsf of daycare, and 12,046 gsf of medical office related uses.

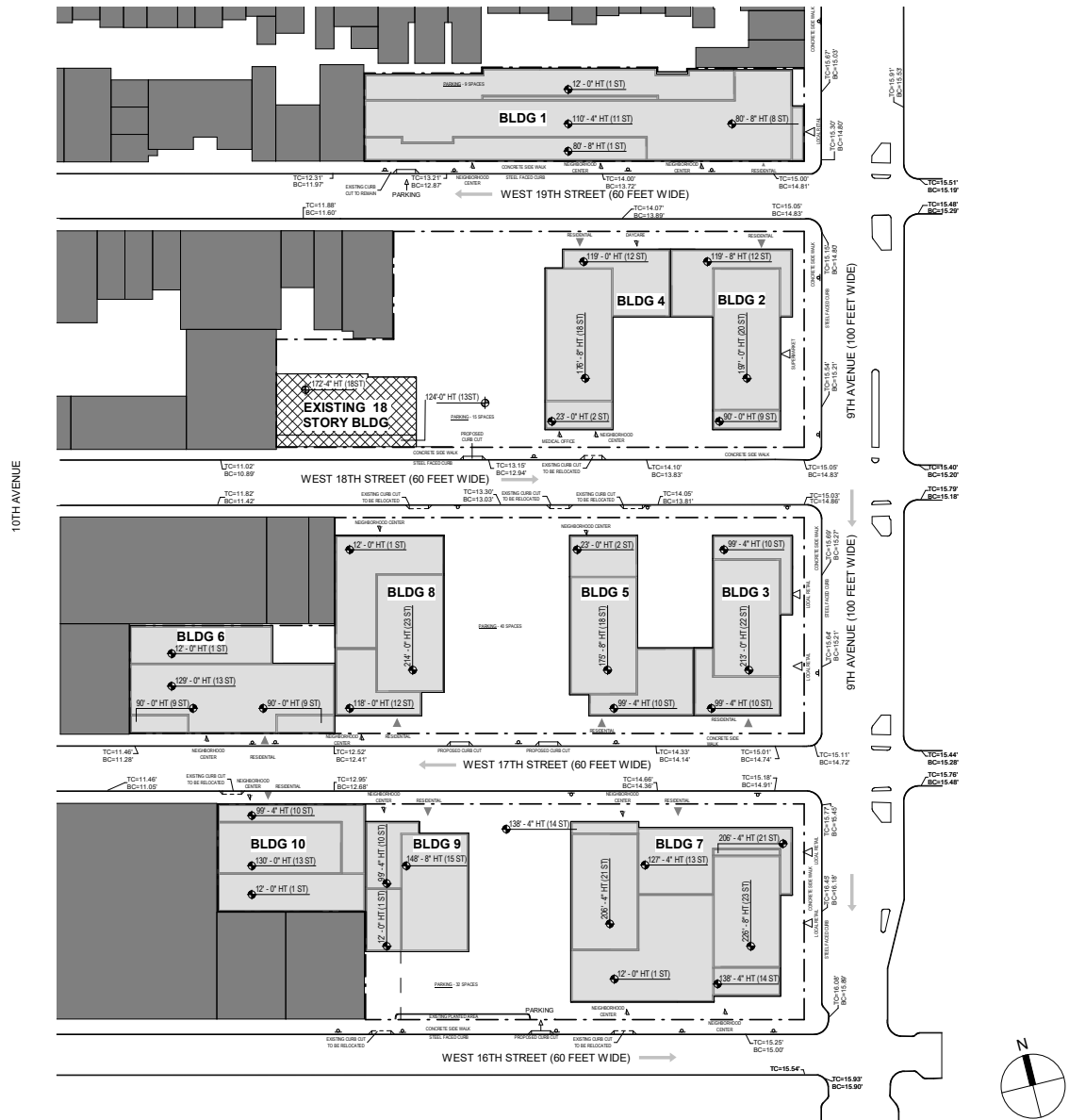
Net Increment: Possible Effects of the Non-Rezoning Alternative

Table 5 identifies the development program for the Non-Rezoning Alternative that will be studied in the EIS and also identifies the net incremental changes to the Project Sites under the Non-Rezoning Alternative as compared to the No-Action Alternative.

LEGEND:

- Proposed Preliminary Zoning Envelope
- Development Envelope Height
- Illustrative Building Height (# of stories)
- Illustrative Building Line
- Existing Context Building
- Residential Access Point
- Commercial Access Point
- Community Access Point
- Spot Elevation/Height (relative to NAVD88)
- Proposed Building
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Centerline of Driveway
- Street Sign
- Additional Parcels in Zoning Lot Not Included as Part of the Proposed Action
- Proposed Curb Cut
- Existing Curb Cut (to be relocated)
- Existing Curb Cut (to be maintained)

- Notes
- Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
 - Building shown within zoning envelopes are for illustrative purposes only and are subject to change.
 - Location of bulkheads illustrative and subject to change.
 - Graphic scale applicable to all non-dimensional elements.
 - The landscape design of open space, including rooftop terraces, street network, and parking lots depicted are shown for illustrative purposes only and are subject to change.
 - Entrances to proposed buildings are illustrative.
 - For existing and proposed tree locations refer to "Landscape Plan".



Fulton and Elliott-Chelsea Houses Redevelopment Project

Figure 4a
Non-Rezoning Alternative, Fulton Houses Project Site Plan

Fulton and Elliott-Chelsea Houses Redevelopment Project

Non-Rezoning Alternative, Elliott-Chelsea Houses Project Site Plan

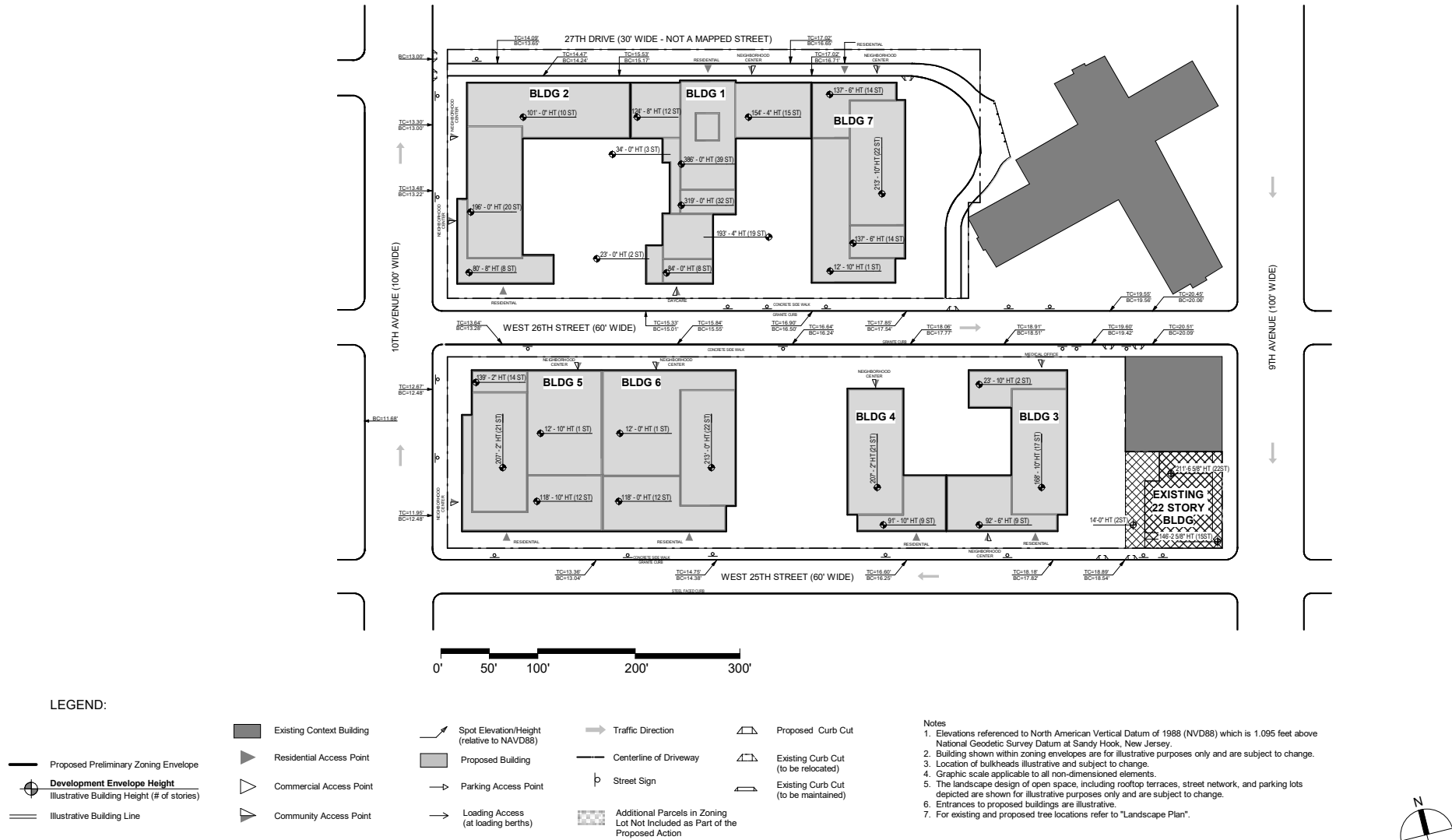


Table 4a, Non-Rezoning Alternative, Fulton Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
										Residential	Commercial		Community Facility					
Name / No.	Type	Block	Location	PB Section 8 DUs*	Mix Inc Bldg Affordable DU's	Subtotal, All Affordable DU's	Mix Inc Bldg Market Rate DU's	Mix Inc Bldg All DU's	Total, All DU's	Residential gsf	Local retail gsf	Superma rket gsf	Neighbor hood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf	Stories	Feet
Fulton 1	Replacement	717	9 Av, 19 St	201	0	201	0	0	201	208,773	3,144	0	11,649	0	0	223,566	11	140.33
Fulton 2	Replacement	716	9 Av, 18 St, 19 St	213	0	213	0	0	213	186,656	0	7,400	0	0	0	194,056	20	227.00
Fulton 3	Replacement	715	9 Av, 17 St, 18 St	194	0	194	0	0	194	170,076	6,620	0	0	0	0	176,696	22	243.00
Fulton 4	Replacement	716	18 St, 19 St	180	0	180	0	0	180	157,498	0	0	2,116	3,206	2,500	165,320	18	206.67
Fulton 5	Replacement	715	17 St, 18 St	156	0	156	0	0	156	136,922	0	0	6,892	0	0	143,814	18	205.67
Fulton 6	New Mxd Inc	715	17 St	0	44	44	102	146	146	123,880	0	0	7,300	0	0	131,180	13	159.00
Fulton 7	New Mxd Inc	714	9 Av, 16 St, 17 St	0	121	121	282	403	403	342,329	11,911	0	8,469	0	0	362,709	23	256.67
Fulton 8	New Mxd Inc	715	17 St, 18 St	0	58	58	135	193	193	164,137	0	0	10,591	0	0	174,728	23	244.00
Fulton 9	New Mxd Inc	714	17 St	0	35	35	80	115	115	97,780	0	0	4,850	0	0	102,630	15	178.67
Fulton 10	New Mxd Inc	714	17 St	0	31	31	72	103	103	87,400	0	0	5,500	0	0	92,900	13	160.00
Fulton Subtotals																		
1 to 5	Replacements	-		944	0	944	0	0	944	859,925	9,764	7,400	20,657	3,206	2,500	903,452		
6 to 10	New Mxd Inc's	-		0	289	289	671	960	960	815,526	11,911	0	36,710	0	0	864,147		
All Fulton Buildings				944	289	1,233	671	960	1,904	1,675,451	21,675	7,400	57,367	3,206	2,500	1,767,599		
Fulton Minimum Height																	11	140.33
Fulton Maximum Height																	23	256.67

* Project-Based Section 8 DUs reserved for existing NYCHA FEC residents

Table 4b, Non-Rezoning Alternative, Elliott-Chelsea Houses Project Site

				Dwelling Units						Gross Square Feet (GSF)							Height (max. building envelope)	
										Residential	Commercial	Community Facility						
Name / No.	Type	Block	Location	PB Section 8 DU's*	Mix Inc Bldg Affordable DU's	Subtotal, All Affordable DU's	Mix Inc Bldg Market Rate DU's	Mix Inc Bldg All DU's	Total, All DU's	Residential gsf	Local retail gsf	Supermarket gsf	Neighborhood center gsf	Daycare gsf	Medical office related uses gsf	Total gsf	Stories	Feet
Elliott-Chelsea 1	Replacement	724	26 St, 27 Dr	464	0	464	0	0	464	425,775	0	0	53,111	9,449	0	488,335	39	416.00
Elliott-Chelsea 2	Replacement	724	10 Av, 26 St, 27 Dr	288	0	288	0	0	288	263,198	0	0	10,692	0	0	273,890	20	226.00
Elliott-Chelsea 3	Replacement	723	25 St, 26 St	172	0	172	0	0	172	157,693	0	0	9,795	0	9,546	177,034	17	198.83
Elliott-Chelsea 4	Replacement	723	25 St, 26 St	188	0	188	0	0	188	171,711	0	0	17,841	0	0	189,552	21	237.17
Elliott-Chelsea 5	New Mxd Inc	723	10 Av, 25 St, 26 St	0	89	89	206	295	295	250,342	0	0	8,840	0	0	259,182	21	237.17
Elliott-Chelsea 6	New Mxd Inc	723	25 St, 26 St	0	79	79	185	264	264	224,663	0	0	9,813	0	0	234,476	21	233.67
Elliott-Chelsea 7	New Mxd Inc	724	26 St, 27 Dr	0	79	79	185	264	264	224,438	0	0	7,548	0	0	231,986	22	243.83
Elliott-Chelsea subtotals																		
1 to 4	Replacements			1,112	0	1,112	0	0	1,112	1,018,377	0	0	91,439	9,449	9,546	1,128,811		
5 to 7	New Mxd Inc's			0	247	247	576	823	823	699,443	0	0	26,201	0	0	725,644		
All Elliott-Chelsea Buildings				1,112	247	1,359	576	823	1,935	1,717,820	0	0	117,640	9,449	9,546	1,854,455		
Elliott-Chelsea Minimum Height																	17	198.83
Elliott-Chelsea Maximum Height																	39	416.00
Fulton Elliott-Chelsea Totals				2,056	536	2,592	1,247	1,783	3,839	3,393,271	21,675	7,400	175,007	12,655	12,046	3,622,054		

* Project-Based Section 8 DUs reserved for existing NYCHA FEC residents

As shown in **Table 5**, the incremental (net) change in residential development resulting from the Non-Rezoning Alternative would be an increase of 1,783 DUs. Of that total, there would be an incremental increase of 536 DUs that would be affordable housing and the remainder, 1,247 DUs, would be market rate units in new mixed-income buildings, while the number of DUs for existing NYCHA residents across the FEC Project Sites would remain the same at 2,056 units in new buildings.

The incremental (net) change in non-residential development resulting from the Non-Rezoning Alternative would be an increase of 118,148 gsf of community facility neighborhood center, 2,355 gsf of daycare, 12,046 gsf of medical office related uses, 21,675 gsf of local retail, 7,400 gsf of supermarket, and 1 accessory parking space. The total building area would increase by approximately 1.7 million gsf across the Project Sites. The increase in the tallest building height would be an increment of 14 stories, from 25 stories under the No-Action Alternative to 39 stories under the Non-Rezoning Alternative. The building heights would have an incremental change of 184 feet, from 232 feet under the No-Action Alternative to 416 feet under the Non-Rezoning Alternative. Specifically, the tallest building under the No-Action Alternative is the existing 25-story (232-foot tall) Building 6 at the Fulton Houses Project Site, located at 419 W. 17th Street/420 W. 18th Street and the tallest building under the Non-Rezoning Alternative would be the proposed 39-story (416-foot tall) Building 1 at the Elliott-Chelsea Project Site, which would be a midblock through lot building with frontage on W. 26th Street and W. 27th Drive.

Table 5: Non-Rezoning Alternative Compared to No-Action Alternative

Land Use	No-Action Alternative	Non-Rezoning Alt.	Increment
Existing NYCHA DUs	2,056	0	-2,056
Future Project-Based Section 8 DUs (replacement of existing NYCHA DUs)*	0	2,056	+2,056
Affordable DUs	0	536	+536
Market Rate DUs	0	1,247	+1,247
Total DUs	2,056	3,839	+1,783
Community facility/Neighborhood Center gsf	56,859	175,007	+118,148
Daycare gsf	10,300	12,655	+2,355
Medical Office Related Uses gsf	0	12,046	+12,046
Local Retail gsf	0	21,675	+21,675
Supermarket gsf	0	7,400	+7,400
Total Building Area sf	1.9 million	3.6 million	+1.7 million
Accessory Parking Spaces	95	96	+1
Building height (maximum)	232'	416'	184'
Building stories (maximum)	25	39	+14

* The Project-Based Section 8 DUs would be set aside for existing NYCHA FEC residents and would replace the existing Section 9 DUs that would remain under the No-Action Alternative. As such, while the classification of these DUs would change, the population served and number of units would be the same as under the No-Action Alternative.

Temporary Relocations

Please refer to the description of temporary relocations above under Rezoning Alternative, which is also applicable to the Non-Rezoning Alternative.

F.2.4 Alternative 4 – No Significant Adverse Impacts Alternative

Per the *CEQR Technical Manual*, when a project would result in significant adverse impacts, it is often CEQR practice to include an assessment of an alternative to the project that would result in no significant adverse impacts. If the Proposed Action is found to result in significant adverse impacts, the EIS will present an analysis to determine measures, such as changes in density and/or design, that would eliminate all the significant adverse impacts and a No Significant Adverse Impacts Alternative that does so will be described. A further analysis would consider whether the required changes to the Proposed Action as a result of such measures would meet the purpose and need for the Proposed Action. If this is the case, then technical analysis of the No Significant Adverse Impacts Alternative would be included in the EIS. If it is found that the No Significant Adverse Impacts Alternative would not meet the purpose and need for the Proposed Action, then it will be determined to be infeasible and will not be analyzed further.

F.3. Analytical Framework

This chapter will outline the framework for the EIS technical analyses.

Under each development alternative, all proposed buildings are anticipated to be fully constructed and in operation by 2040. Accordingly, the EIS will use a 2040 analysis year. As the completion of development facilitated by the Proposed Action is expected to be operational in 2040, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses assess current conditions and forecast these conditions to the analysis year of 2040 for the purposes of determining potential impacts.

The EIS will consider both the short-term (construction) and long-term (operational) impacts for each alternative. This environmental review and its EIS are being prepared to satisfy NEPA and technical analysis requirements to satisfy CEQR/SEQRA. 40 CFR parts 1500 through 1508 lay out the CEQ Implementing Regulations of NEPA, and Title 24 CFR part 58 lays out the Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities. Collectively, these regulations identify the environmental review requirements for complying with NEPA. Federal, city and state requirements and guidance have considerable overlap and generally for HUD-NEPA reviews, local guidance can be followed in terms of analysis methodologies. As such, the *CEQR Technical Manual* will be used as a guidance document for analysis methodology and impact determination, but where there is additional or different HUD-NEPA requirements these also will be addressed. The impact categories, each to be analyzed in its own chapter, are discussed below in items F.4.1 to F.4.20, with descriptions of the relevant guidance and requirements that will be followed.

For each impact category chapter, after identifying methodology and other relevant context information, the analysis will discuss the affected environment. This will include descriptions of the Project Sites and surrounding study areas, as relevant to the given impact category. Next, each impact category chapter will describe the No-Action Alternative as defined in the Alternatives chapter. The No-Action Alternative will include a discussion of projects expected to be completed independent of the Proposed Action and, as consistent with applicable guidance, general growth above baseline conditions that is not attributable to specific development projects, for example general growth in traffic volumes assumed for the transportation analysis. Then, the analysis will present and evaluate the Rezoning Alternative, Non-Rezoning Alternative, and, if feasible, the No Significant Adverse Impact Alternative, collectively called the development alternatives. Each impact category chapter will then make a determination as to whether significant adverse impacts would occur as a result of the Proposed Action for each development alternative. The technical analysis and identification of potential significant adverse impacts will focus on the incremental change to the affected environment that each of the development alternatives would create as compared with the No-Action Alternative, except where *CEQR Technical Manual* or HUD-NEPA guidance indicates that impact determinations should be made based on the total project effects and not the incremental difference compared to the No-Action Alternative. Each alternative will be evaluated at an equal level of detail under each impact category and consistent with applicable analysis screening thresholds, methodologies, and impact determination thresholds.

Where significant adverse project impacts are identified, within the respective impact category chapter, practicable measures that could be implemented to mitigate those impacts will be identified and assessed. Additionally, the mitigation assessment will also consider when such measures will need to be implemented. These measures will be developed and coordinated with the responsible federal, state and city expert and cooperating agencies, as necessary. Where impacts cannot be practicably mitigated, they will be described as unavoidable adverse impacts.

The Proposed Action is one project affecting two discrete areas separated by approximately a quarter-mile. Some EIS chapters will analyze the cumulative effects of new development on both of the Project Sites. For example, the transportation analysis will examine the combined effects of action-generated travel demand on transportation facilities surrounding the Project Sites. However, as some types of effects to be studied are site-specific or only affect a relatively small adjacent area, analyses would be discrete geographically. For example, the analysis of the indirect and contextual architectural effects of the Proposed Action under the Historical and Cultural Resources analysis, would look at discrete study areas surrounding the two Project Sites.

F.4. Affected Environment and Environmental Consequences

This section of the EIS will present the impact category chapters.

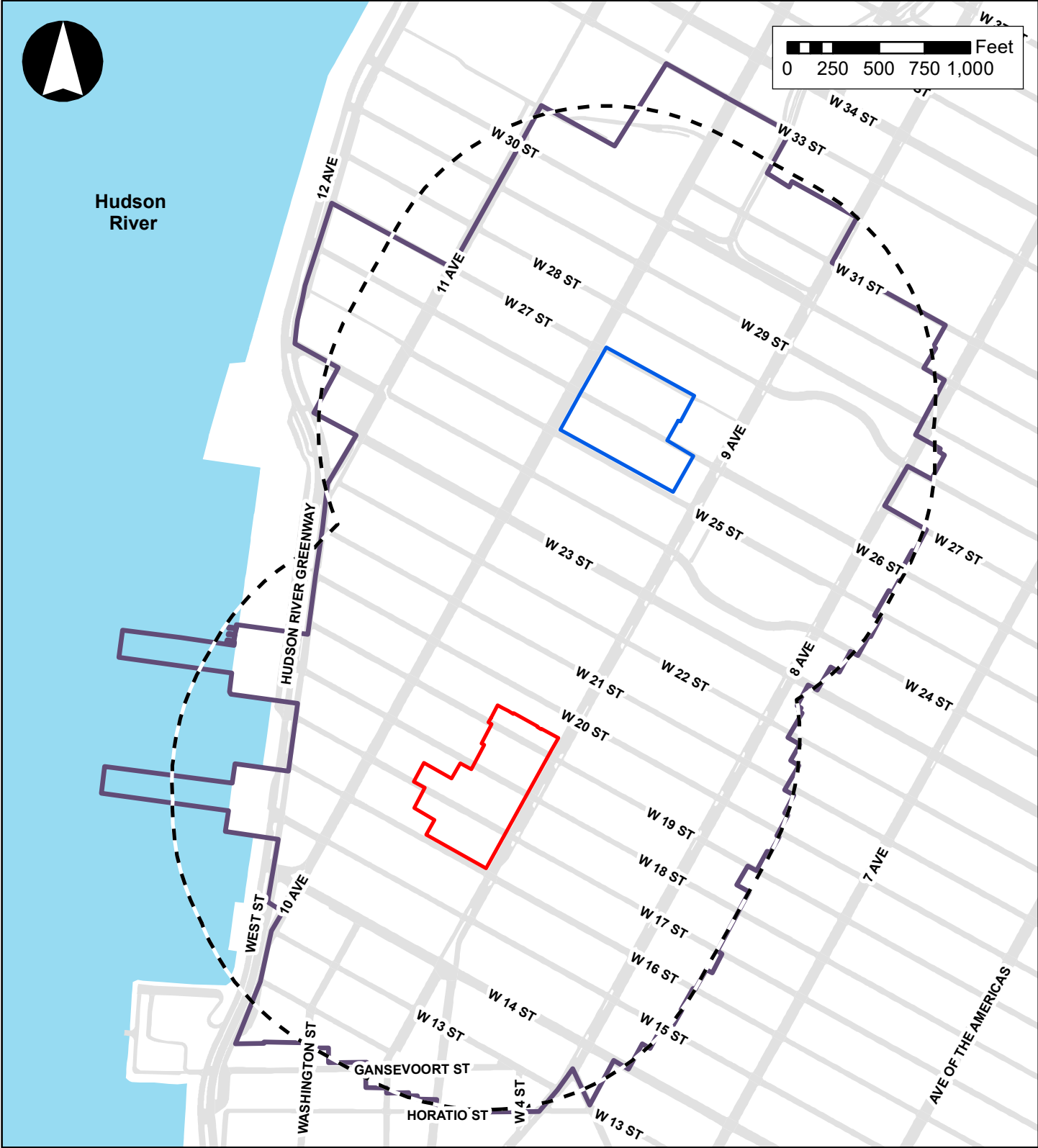
F.4.1 Land Use, Zoning, and Public Policy

This chapter will analyze the potential impacts of the Proposed Action on land use, zoning, and public policy, pursuant to the methodologies presented in the *CEQR Technical Manual*. Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action, describes the public policies that guide development in the area, and

determines whether a proposed action is compatible with those conditions and consistent with these policies. In addition to considering the Proposed Action's effects in terms of land use compatibility and trends in zoning and public policy, this chapter will also provide a baseline and context for other technical analyses in the EIS by including a discussion of existing land use and future land use without the proposed action, i.e., the No-Action Alternative.


The primary land use study area will consist of the Project Sites, where the potential effects of the Proposed Action would be directly experienced. The *CEQR Technical Manual* advises that appropriate study area for land use and zoning is related to the type and size of the project being proposed as well as the location and neighborhood context of the area that could be affected by the project. Given the geographic scope of the Proposed Action, and the scale of the proposed development relative to the density of the surrounding area, a quarter-mile radius from the Project Sites has been selected as the basis for a secondary study area. It is unlikely that the Proposed Action would have indirect effects beyond a quarter-mile radius. For analysis purposes, the secondary study area boundary has been modified to include entire lots where the majority of these lots falls within the quarter-mile radius. Lots where the opposite is true were excluded, as shown in **Figure 5**. Because the Fulton Houses Project Site and the Elliott-Chelsea Houses Project Site are located a quarter-mile apart, the secondary study is a single contiguous area encompassing a quarter-mile radius of both campuses. The analysis will include the following subtasks:


- Provide a brief development history of the Project Sites and surrounding (secondary) study area.
- Provide a description of land use, zoning, and public policy in the study areas discussed above. Recent trends in the area will be noted. Other public policies that apply to the study areas will also be described, including *Vision Zero*, *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, *OneNYC 2050* (formerly *PlaNYC*), and the *Waterfront Revitalization Program* (WRP).
- Identify, describe, and graphically portray predominant land use patterns for the balance of the study area, based on field surveys and prior studies. Describe recent land use trends in the study areas and identify major factors influencing land use trends.
- Describe and map existing zoning and recent zoning actions in the study areas.
- Prepare a list of future development projects in the study areas that are expected to be constructed by the 2040 analysis year and may influence future land use trends. Also, identify pending zoning actions or other public policy actions that could affect land use patterns and trends in the study areas. Based on these planned projects and initiatives, assess future land use and zoning conditions without the proposed action (No-Action Alternative).
- Describe each of the development alternatives and provide an assessment of their impacts on land use and land use trends, zoning, and public policy. Consider the effects of the Proposed Action related to issues of compatibility with surrounding land use, consistency with public policy initiatives, and the effect on development trends and conditions in the area.
- The federal Coastal Zone Management (CZM) Act of 1972 establishes the CZM program at the federal level as well as approved programs at the state level. In accordance with federal regulations found at 15 CFR Part 930 and sections 307 (c) and (d) of the CZM Act, the Proposed Action will be reviewed for consistency with the federal CZM Program.
- Since the Project Sites are located in the Coastal Zone, for each of the alternatives an assessment of the Proposed Action's consistency with the WRP also will be provided.





Source: NYC DCP (PLUTO 2023v3.1); DOITT (2022)

Legend

 Elliott-Chelsea Houses

 Fulton-Houses

 1/4-Mile Radius

 Land Use Study Area

- The Project Sites are located in the 0.2% annual chance flood hazard area, also known as the 500-year floodplain, but not the 1% annual chance Special Flood Hazard Area, also known as the 100-year floodplain. Nevertheless, an assessment of the project's consistency with 24 CFR part 55, Executive Order 11988 "Floodplain Management" will be conducted as necessary.
- The Proposed Action will be reviewed for the applicability of and, if warranted, compliance with the following: Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]; flood insurance requirements per the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]; Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658; floodplain management policies per Executive Order 11988, particularly section 2(a); 24 CFR part 55; and compliance with HUD policy as described in 24 CFR part 51, subpart D (Airport Clear Zones).

If necessary, mitigation measures to avoid or reduce the potential significant adverse impacts will be identified.

F.4.2 Socioeconomic Conditions

This chapter will analyze the impacts of the Proposed Action under each of the development alternatives on the area's socioeconomic conditions, including population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly causes any of these elements to change. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

Per the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a Proposed Action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries.

As pertains to direct socioeconomic effects of the Proposed Action, the Project Sites currently contain 2,056 NYCHA Section 9 housing units and 67,159 gsf of community facility uses, including a neighborhood center and daycare facilities. All of these uses would have dedicated space in the newly constructed buildings as part of the Proposed Action. As the Proposed Action would not directly displace more than 500 residents, assessment of direct residential displacement is not warranted. Likewise, as it would not directly displace any businesses, assessment of direct business displacement is not warranted. Project staging is organized so that approximately 94 percent of new units would be completed before the occupied units they replace are vacated. This approach allows most residents to remain in existing buildings until the replacement buildings are ready for occupancy.

However, prior to construction of the first replacement buildings, up to approximately 120 households (6 percent of households) would be temporarily relocated. Relocation assistance and counseling will be provided, and residents of these households will have a guaranteed right to

return to the first two new replacement buildings. Relocation Plans for any affected households and for the Elliott Center (discussed further below) will adhere to requirements of applicable statutes and regulations, including but not limited to the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA) and implementing regulations at 49 CFR 24, Notice H 2016-17; PIH 2016-17, as may be amended from time to time (“RAD Fair Housing, Civil Rights, and Relocation Notice”), Section 18 of the Housing Act of 1937, as amended and implementing regulation, 24 CFR part 970 and all applicable state and local regulations. Likewise, one of the existing community facilities, the Elliott Center, would be vacated prior to opening of new community facility space. Temporary spaces on- and off-site, identified and designed in coordination with the Hudson Guild leadership team, would also be provided to accommodate Elliott Center’s existing programming. While the Proposed Action would involve temporary relocation of some residents and the Elliott Center, with the measures summarized above in place, it would not result in significant adverse direct residential, business, or institutional displacement. Additional information on these measures will be provided in the EIS.

For each of the alternatives, the Proposed Action would not exceed the 200,000-sf incremental commercial area screening threshold for indirect business and institutional displacement. Commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts related to indirect business displacement due to increased rents. Moreover, this type of development would not have the potential to draw a substantial amount of sales from existing businesses within the study area, and would not result in indirect business displacement due to market saturation. If a proposed development is located on multiple sites located across a project area, a preliminary analysis is likely only warranted for retail developments in excess of 200,000 sf that are considered regional-serving (not the type of retail that primarily serves the local population). As the Proposed Action under all scenarios would generate less than 200,000 gsf of commercial space and would not involve only local retail in ground floor locations, an assessment of indirect business and institutional displacement is not warranted for the Proposed Action.

Given that the Proposed Action would not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes, it would not have the potential to result in significant adverse impacts on specific industries. Therefore, no further analysis of this socioeconomic issue of concern is warranted.

The Proposed Action under each of the development alternatives would facilitate the construction of more than 200 incremental DUs, and therefore would exceed the CEQR threshold warranting assessment of indirect residential displacement. As such, an assessment of indirect residential displacement is required for the Proposed Action.

Indirect Residential Displacement

As the Proposed Action would exceed the screening threshold for indirect residential displacement, for each alternative the EIS will provide analysis of this technical sub-area.

Indirect residential displacement is the involuntary displacement of residents that results from a change in socioeconomic conditions created by a Proposed Action. Indirect residential displacement could occur if a proposed action either introduces or accelerates a trend of changing

socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change. The potential for indirect displacement depends on the characteristics of the imposed project but also on the characteristics of a study area. To assess this potential impact, socioeconomic conditions analysis answers a series of threshold questions in terms of whether the project substantially alters the demographic character of an area through population change or introduction of higher-income housing.

The indirect residential displacement analysis will use the most recent available U.S. Census data, NYC Housing and Vacancy Survey, New York City Department of Finance's Real Property Assessment Data (RPAD), DCP Housing Database, Public Microdata Use Area (PUMA) from the Administration for Children's Services (ACS), as well as current real estate market data, to present demographic and residential market trends and conditions for the study area. The description of study area characteristics will include population estimates, housing tenure and vacancy status, median value and rent, estimates of the number of housing units not subject to rent protection, and median household income. The preliminary assessment will carry out the following step-by-step evaluation, to determine whether the Proposed Action would add substantial new population with higher incomes as compared with the incomes of the study area population, and evaluate whether the study area has experienced a readily observable trend toward increasing rents.

For analysis, the study area would be a half-mile radius around the Project Sites, which is appropriate for projects that would potentially increase the quarter-mile population by more than five percent (as is expected under the Proposed Action). Because of the distance between the Fulton Houses Project Site and the Elliot-Chelsea Houses Project Site is approximately a quarter-mile, the study areas will overlap.

- Step 1: Determine if the proposed action would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area under the No-Action Alternative. If the expected average incomes of the new population would exceed the average incomes of the study area population, then Step 2 of the analysis will be conducted.
- Step 2: Determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area. If the population increase is greater than 5 percent in the study area as a whole or within any identified subareas, Step 3 of the analysis will be conducted. If the population increase is greater than 10 percent in the study areas as a whole or within any identified subarea, a Detailed Analysis will be conducted.
- Step 3: Consider whether the study area has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends. For the purposes of Step 3, "near" is defined as within a half-mile of the study area boundary.

A detailed analysis, if warranted, would utilize more in-depth demographic analysis and field surveys to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Action on prevailing socioeconomic trends and, thus, impacts on the identified populations at risk. The detailed analysis would distinguish areas within

the broader study area, utilizing data from census tracts or other smaller geographies within the study area and provide comparative data for the borough and city.

If the population that is vulnerable to displacement exceeds five percent of a study area, a significant adverse impact may occur. If the project would result in significant adverse socioeconomic impacts, the EIS will disclose the anticipated significant adverse impacts and identify measures to avoid, minimize, or mitigate such adverse impacts.

F.4.3 Community Facilities and Services

Community facilities are public or publicly-funded schools, libraries, childcare centers (also referred to as early childhood programs or day care), health care facilities and fire and police protection. An analysis examines a project's potential effect on the services provided by these facilities compared to the ability of community facilities to provide service under the No-Action Alternative. An action can affect community facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility. Potential impact is based on the likelihood that the Proposed Action would create demand for services greater than the ability of existing facilities to provide said services, which could be a result of displacement of an existing facility or by an increase in population.

The Proposed Action under each of the development alternatives would not result in the direct displacement of any existing community facilities or services. The existing community facility spaces would be replaced and expanded through the redevelopment of the Project Sites to allow for increased services. In some cases, existing community facilities on the Project Sites would be temporarily relocated to allow for continuity of operations before they are relocated to new permanent replacement spaces. Therefore, an analysis of potential direct impacts on community facilities and services is not warranted, but information on the replacement space, and where necessary, temporary arrangements for community facility space under the Proposed Action will be provided in the EIS.

New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by the development resulting from a Proposed Action.

Under each of the development alternatives the Proposed Action would introduce new residential populations that would exceed thresholds identified in Table 6-1 of *CEQR Technical Manual* Chapter 6, requiring detailed analyses of elementary/middle schools, child care centers, and libraries. Therefore, analyses of the effects of the Proposed Action on these types of facilities will be provided in the EIS.

However, the Proposed Action would not exceed thresholds requiring detailed analyses of public high schools, police/fire services, or health care facilities, and no significant adverse impacts on these technical areas are expected to occur.

Per the *CEQR Technical Manual*, the community facilities and services analysis in the EIS for elementary/middle schools, child care centers, and libraries will follow specific methodologies that are described below.

Public Schools

- The primary study area for the analysis of elementary and intermediate schools should be the school “sub-district” in which the action is located. As the Project Sites are located wholly within Community School District (CSD) 2, Sub-district 3, the elementary and intermediate school analyses will be conducted for schools in that sub-district.
- Public elementary and intermediate schools serving CSD 2, Sub-district 3 will be identified and located. Existing capacity, enrollment, and utilization data for all public elementary and intermediate schools within the affected sub-district will be provided for the current (or most recent) school year, noting any specific shortages of school capacity.
- Conditions that would exist under the No-Action Alternative for the sub-district will be identified, taking into consideration projected changes in future enrollments, including those associated with other developments in the affected sub-district, using the SCA’s *Projected New Housing Starts*. Plans to alter school capacity either through administrative actions on the part of the New York City Department of Education (DOE), or as a result of the construction of new school space prior to the 2040 analysis year, will also be identified or incorporated into the analyses.
- For each of the development alternatives, future conditions with the Proposed Action will be analyzed, adding action-generated students to the projections for the No-Action Alternative. Impacts will be assessed based on the difference between the development alternative projections and the No-Action Alternative projections at the sub-district level for enrollment, capacity, and utilization in 2040.
- A determination of whether the Proposed Action would result in significant adverse impacts to elementary and intermediate schools will be made. A significant adverse impact may result, warranting consideration of mitigation, if the Proposed Action would result in: (1) a collective utilization rate of the elementary and/or intermediate schools in the sub-district study area that is equal to or greater than 100 percent with the Proposed Action; and (2) 100 or more new incremental students generated by the Proposed Action past the 100 percent utilization rate.

Libraries

- Local public library branches that serve the area within approximately ¼-mile of the Project Sites, which is the distance that one might be expected to travel for such services, will be identified and presented on a map.
- Existing libraries within the study area and their respective information services and user populations will be described. Information regarding services provided by branches within the study area will include holdings and other relevant existing conditions. Details on library operations will be based on publicly available information and/or consultation with New York Public Library officials. If applicable, holdings per resident may be estimated to provide a quantitative gauge of available resources in the applicable branch libraries in order to form a baseline for the analysis.

- For the No-Action Alternative, projections of population change in the area and information on any planned changes in library services or facilities will be described, and the effects of these changes on library services will be assessed. Using the information gathered for existing conditions, holdings per resident in the No-Action Alternative will be estimated.
- For each of the development alternatives, the effects of the addition of the population resulting from the Proposed Action on the library's ability to provide information services to its users will be assessed. Holdings per resident with the Proposed Action will be estimated and compared to the No-Action Alternative holdings estimate.
- If the Proposed Action would increase a branch library's ¾-mile study area population by five percent or more over the No-Action Alternative, and it is determined, in consultation with the New York Public Library, that this increase would impair the delivery of library services in the study area, a significant adverse impact may occur, warranting consideration of mitigation.

Child Care Centers

- Existing publicly funded early childhood programs within approximately 1.5 miles of the Project Sites will be identified. Each facility will be described in terms of its location, number of slots (capacity), enrollment, and utilization in consultation with the New York City Department of Education (DOE).
- For the No-Action Alternative, information will be obtained for any changes planned for child care programs or facilities in the area, including the closing or expansion of existing facilities and the establishment of new facilities. Any expected increase in the population of children under age six within the eligibility income limitations will be discussed as potential additional demand, and the potential effect of any population increases on demand for child care services in the study area will be assessed. The available capacity or resulting deficiency in slots and the utilization rate for the study area will be calculated for the No-Action Alternative.
- For each of the development alternatives, the potential effects of the additional eligible children resulting from the Proposed Action will be assessed by comparing the estimated net demand over capacity to a net demand over capacity under the No-Action Alternative.
- A determination of whether the Proposed Action would result in significant adverse impacts to early childhood programs will be made. A significant adverse impact may result, warranting consideration of mitigation, if the Proposed Action would result in both of the following: (1) a collective utilization rate of the group early childhood programs in the study area that is greater than 100 percent with the Proposed Action; and (2) an increase of five percent or more in the collective utilization rate of early childhood programs in the study area above the No-Action Alternative.

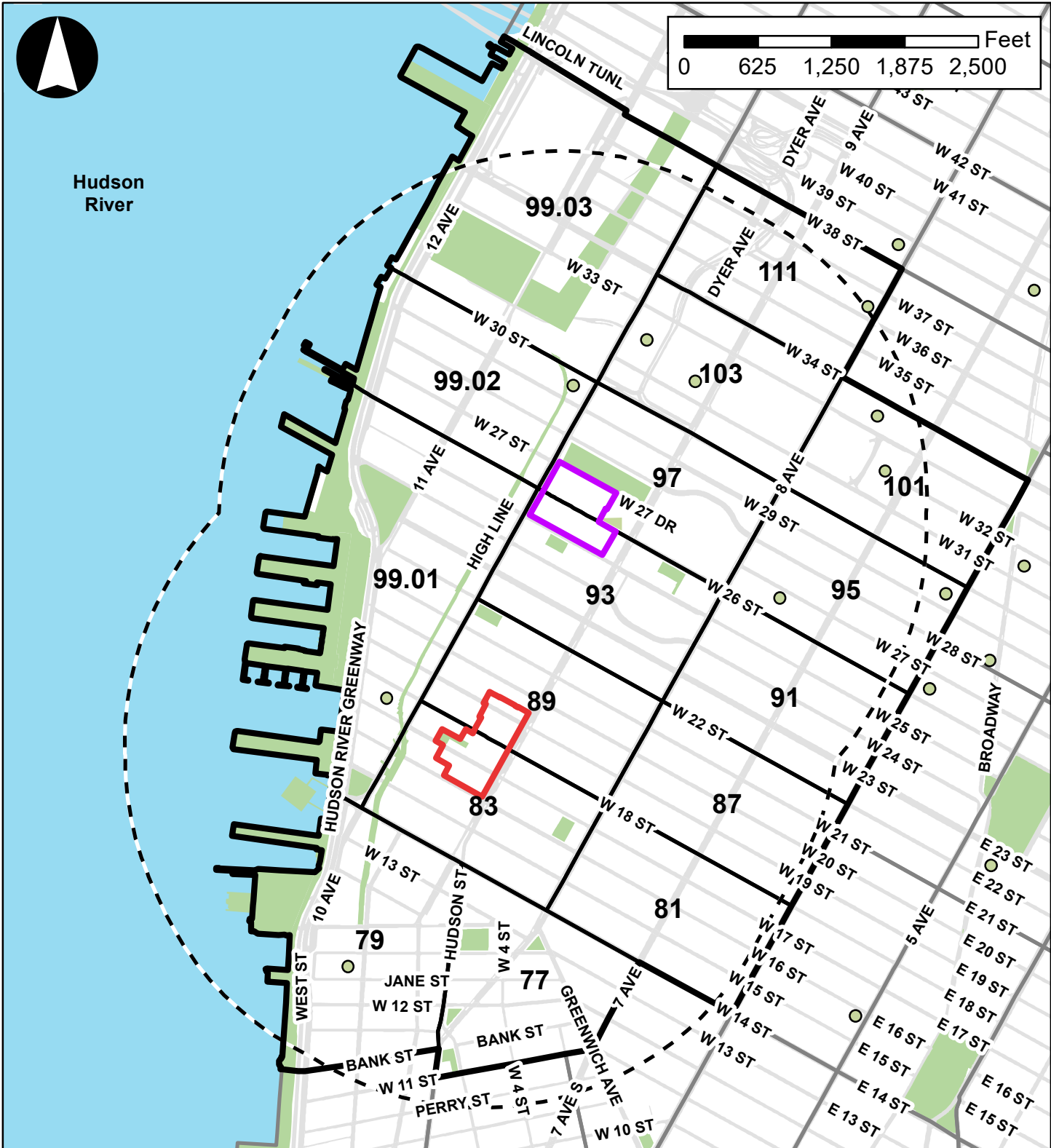
F.4.4 Open Space

An open space assessment is typically warranted if an action would cause a direct effect from the elimination or alteration of open space or an indirect effect if the proposed action would increase the area population causing open space resources to be overburdened. Indirect effects may occur when the population generated by the proposed action would be sufficiently large to noticeably

diminish the ability of an area's open space to serve the future population. Open space includes both "active" and "passive" categories, such as sports fields, play fields, plazas, medians, bench areas, or lawns.








Under each development alternative the Proposed Action would add more than 200 incremental residents to the Project Sites and may have direct effects on surrounding open space due to shadows. Therefore, a detailed open space analysis is warranted for the residential population only. Per the *CEQR Technical Manual*, the analysis in the EIS would include following sub-tasks:

- As the Proposed Action would primarily introduce new residents to the area (the number of new workers would not exceed the threshold for worker analysis), the analysis of each development alternative will focus on both active and passive open space resources.
- Using the most recent Census data, calculate the total residential population of the open space study area. As shown in **Figure 6**, the open space study area is defined as the area within a ½-mile boundary from the Project Sites for nonresidential projects, adjusted to include all census tracts with at least 50 percent of their land area within the ½-mile radius.
- Conduct an inventory of existing active and passive open spaces within the open space study area. The condition and usage of existing facilities will be described based on the inventory and field visits. Jurisdiction, features, user groups, quality/condition, factors affecting usage, hours of operation, and access will be included in the description of facilities. The acreage of these facilities will be determined and total study area acreage calculated. The percentage of active and passive open space will also be calculated. A map showing the locations of open spaces keyed to the inventory will be provided.
- Based on the inventory of facilities and residential study area populations, open space ratios (OSR) will be calculated for the residential population in the study area and compared to City guidelines to assess adequacy. Open space ratios are expressed as the amount of open space acreage per 1,000 residents, and will be calculated for active and passive open space, as well as the ratio for the aggregate open space.
- For the No-Action Alternative, assess expected changes in future levels of open space supply and demand in the 2040 analysis year, based on other planned development projects within the open space study area. Any new open space or recreational facilities that are anticipated to be operational by the analysis year will also be accounted for. Open space ratios will be developed for the No-Action Alternative and compared with existing ratios to determine changes in future levels of adequacy.
- Assess the effects on open space supply and demand resulting from increased residential populations added by the Proposed Action. Any new accessory open space facilities proposed as part of the Proposed Action would also be taken into account. The assessment of the Proposed Action's impacts will be based on a comparison of open space ratios for the No-Action Alternative versus each of the development alternatives. In addition to the quantitative analysis, qualitative analysis will be performed to determine if the changes resulting from the Proposed Action constitute a substantial change (positive or negative) or an adverse effect to open space conditions. Accessory open space to be provided as part of the Proposed Action would be included in the qualitative assessment.
- If the results of the impact analysis identify a potential for a significant impact, discuss potential mitigation measures.



Source: NYC DCP (PLUTO 2023v3.1); DOITT (2022)

Legend

- | | | | |
|--|--|---|--|
|  Elliott-Chelsea Houses |  Fulton Houses |  Residential Open Space Study Area |  Privately Owned Public Space (POPS) |
|  1/2-Mile Radius |  Open Space Resources |  Census Tracts | |

F.4.5 Shadows

A shadows analysis assesses whether new structures resulting from a Proposed Action would cast shadows on sunlight sensitive publicly accessible resources or other resources of concern, such as open space, historic resources, and natural resources, and to assess the significance of their impact. For each alternative, this chapter will examine the Proposed Action's potential for shadow impacts. Generally, the potential for shadow impacts exists if an action would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on important natural features, publicly accessible open space, or on historic features that are dependent on sunlight. New construction or building additions resulting in incremental height changes of less than 50 feet can also potentially result in shadow impacts if they are located adjacent to, or across the street from, a sunlight-sensitive resource.

As the Proposed Action would result in buildings taller than 50 feet, a shadows assessment is warranted to determine the extent, duration, and effects of any potential incremental new shadows on any sunlight-sensitive resources in the vicinity of the Project Sites. For each of the development alternatives, the shadows assessment will follow the methodology described in the *CEQR Technical Manual*, and will include the following:

- A preliminary shadows screening assessment will be prepared to ascertain whether shadows from the Proposed Action may potentially reach any sunlight-sensitive resources at any time of year.
 - A Tier 1 Screening Assessment will be conducted to determine the longest shadow study area for the Proposed Action, which is defined as 4.3 times the height of a structure (the longest shadow that would occur on December 21, the winter solstice). A base map that illustrates the location of the Proposed Action in relation to the sunlight-sensitive resources will be created.
 - A Tier 2 Screening Assessment will be conducted if any portion of a sunlight-sensitive resource lies within the longest shadow study area. The Tier 2 assessment will determine the triangular area that cannot be shaded by the Proposed Action due to the path of the sun across the sky, which in New York City is the area that lies between -108 and +108 degrees from true north.
 - If any portion of a sunlight-sensitive resource is within the area that could be potentially shaded by the Proposed Action, a Tier 3 Screening Assessment will be conducted. The Tier 3 Screening Assessment will determine if shadows resulting from the Proposed Action can reach a sunlight-sensitive resource through the use of three-dimensional computer modeling software with the capacity to accurately calculate shadow patterns. The model will include a three-dimensional representation of the sunlight-sensitive resource(s), a three-dimensional representation of the Proposed Action, and a three-dimensional representation of topographical information within the area to determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Action.
- If the screening analysis does not rule out the possibility that action-generated shadows would reach any sunlight-sensitive resources, a detailed analysis of potential shadow impacts on publicly-accessible open spaces and/or sunlight-sensitive historic resources resulting from the Proposed Action will be provided in the EIS. The detailed shadow

analysis will establish a baseline condition (No-Action Alternative), which will be compared to the future condition resulting from the Proposed Action (each of the development alternatives) to illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow cast by the Proposed Action. The detailed analysis will include the following tasks:

- The analysis will be documented with graphics comparing shadows resulting from the No-Action Alternative with shadows resulting from each of the development alternatives, with incremental shadow highlighted in a contrasting color.
- A summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource will be provided.
- The significance of any shadow impacts on sunlight-sensitive resources will be assessed based on CEQR criteria.
- If a significant adverse shadows impact is identified (i.e., if the Proposed Action result in incremental shadows that would substantially reduce or completely eliminate direct sunlight exposure on a sunlight-sensitive resource, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources), the EIS would investigate measures to avoid, minimize, or fully mitigate such adverse impacts related to shadows.

F.4.6 Historic and Cultural Resources

The historic and cultural resources assessment of the Proposed Action will be prepared in accordance with both the Section 106 of the 1966 National Historic Preservation Act (NHPA) and the *CEQR Technical Manual*.

Section 106 mandates that federal agencies consider the effect of their actions on any properties listed on or meeting the criteria for listing on the National Register. Compliance under Section 106 fulfills the requirements of Section 14.09 of the New York State Historic Preservation Act.

The *CEQR Technical Manual* states that a historic and cultural resources assessment is required if a project would have the potential to affect either archaeological or architectural resources.

The historic and cultural resources analysis will be prepared in consultation with the New York State Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO) and the NYC Landmarks Preservation Commission (LPC), and any other consulting parties identified through the Section 106 Process.

Architectural Resources

Impacts on architectural resources are considered on the affected site and in the area surrounding the Project Sites.

In October 2023, SHPO determined that the Elliott-Chelsea Houses Project Site buildings, inclusive of the Elliott Houses, Chelsea Houses, and Chelsea Addition, are eligible for listing on the State and National Registers of Historic Places (S/NR), and the Fulton Houses Project Site

buildings are not S/NR-eligible. None of the buildings on the Project Sites are designated NYC Landmarks (NYCL), and LPC determined in June 2023 that none of these buildings are NYCL-eligible. Based on a preliminary review, there are also several designated and eligible historic resources located within the 400-foot radii of the Project Sites: Chelsea Historic District which is S/NR-listed and NYCL-designated; Gansevoort Market Historic District which is S/NR-listed and NYCL-designated; Merchants Refrigeration Company Warehouse, 501 W. 16th Street, which is S/NR-listed; West Chelsea Historic District which is S/NR-eligible and NYCL-designated; Penn South which is S/NR-eligible; R.C. Williams Warehouse, 259-273 10th Avenue, which is S/NR-listed; the Houses at 437-459 W. 24th Street which are S/NR-listed and NYCL-designated; the Church of the Holy Apostles, 300 9th Avenue, which is S/NR-listed and NYCL-designated; the Bayard Rustin High School for the Humanities, 351 W. 18th Street, which is S/NR-eligible; the Port of NY Authority and Union Inland Terminal, 111 8th Avenue, which is S/NR-eligible; and London Terrace, 401 W. 23rd Street, which is S/NR-eligible. Therefore, an assessment of historic architectural resources will be included in the EIS.

The architectural resources study area is therefore defined as 400-foot radii surrounding the Project Sites. LPC and SHPO have been consulted to identify designated and eligible architectural resources in the study area, which will be described and mapped in the EIS. For each alternative, the EIS will assess the potential impacts of the Proposed Action on any identified architectural resources, including visual and contextual changes as well as any direct physical impacts, including during construction. Potential impacts will be evaluated through a comparison of the No-Action Alternative and each of the development alternatives, and a determination will be made as to whether any historic resources would be negatively affected.

As SHPO advised in October 2023 that the effects of the Proposed Action on the S/NR-eligible Elliott-Chelsea Houses requires review under Section 106, the Lead Agencies will work with SHPO and any interested parties, tribes, or agencies and conduct any appropriate outreach with the public through a SHPO Section 106 process. This includes assessing compliance with applicable federal acts and executive orders including the NHPA 36 CFR 800, Archaeological Resources Protection Act of 1970 (ARPA) 43 CFR part 7, Historic Sites Act of 1935, and Executive Order (EO) 13007 Indian Sacred Sites. As part of the Section 106 Review, an Alternatives Analysis will be prepared that studies alternatives that could potentially avoid or minimize the adverse effects of demolishing the Elliott-Chelsea Houses. If necessary, a Memorandum of Agreement (MOA) would be signed between all interested parties, tribes, and agencies with the Lead Agencies and SHPO to outline how adverse effects to historic properties will be mitigated.

Archaeological Resources

Archaeological resources are only considered in those areas where new excavation and ground disturbance would occur (i.e. the Project Sites). In June 2023, LPC issued its determination that the Project Sites have no archaeological sensitivity and therefore there would be no potential for disturbance of archaeological resources from incremental excavation or other in-ground disturbance. Although the Project Sites have been previously developed, if SHPO determines that

the Proposed Action has a potential for effects on archaeological resources, an analysis would be provided, including the following sub-tasks:

- A Phase 1A Archaeological Study will be prepared if requested by LPC and/or SHPO and summarized in the EIS. This report will clarify the initial findings and determine if further analyses are required.
- The EIS will evaluate the project's potential effects on any identified archaeological resources.
- If necessary, mitigation measures to avoid or reduce potential significant adverse impacts will be identified in consultation with the Agencies and any consulting parties.

F.4.7 Urban Design and Visual Resources

Urban design is the totality of components that may affect a pedestrian's experience of public space. An assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. When an action would potentially obstruct view corridors, compete with icons in the skyline, or would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings, a more detailed analysis of urban design and visual resources would be appropriate. As the Rezoning Alternative would allow physical changes on the Project Sites beyond the bulk and form currently permitted as-of-right under existing zoning, it could affect a pedestrian's experience of public space. Therefore, an assessment of urban design and visual resources will be provided in the EIS.

The urban design study area will be the same as that used for the land use analysis (generally delineated by a quarter-mile radius from the Project Sites boundary). For visual resources, the view corridors within the study area from which such resources are publicly viewable will be identified. The urban design and visual resources assessment will consist of the following:

- A narrative will be developed to describe the existing Project Sites, the No-Action Alternative, and, as warranted, the development alternatives. The narrative will discuss any changes in the pedestrian visual experience with information related to changes in proposed floor area, lot coverage, building heights, setbacks, changes in land use(s), and any other urban design aspects that may affect the surrounding built environment. Additionally in the narrative, any view corridors existing in the study area will be included.
- Based on field visits, the urban design and visual resources of the directly affected area and adjacent study area will be described using text, photographs, and other graphic material, as necessary, to identify critical features, use, bulk, form, and scale.
- In coordination with Task F.4.1, Land Use, Zoning and Public Policy, the changes expected in the urban design and visual character of the study area due to known development projects in the No-Action Alternative will be described.
- Potential changes that could occur in the urban design character of the study area as a result of the Proposed Action will be described. For the Project Sites, the analysis will focus on the Proposed Action's building massings, as well as elements such as streetwall height, setback, and building envelope. Photographs and/or other graphic materials will be utilized, where applicable, to assess the potential effects on urban design and visual resources,

including views of/to resources of visual or historic significance and a three-dimensional representation of the development alternatives condition streetscape.

- Three-dimensional representations will be developed and included in the EIS of the No-Action Alternative and development alternatives conditions using photos gathered from field visits to show the incremental development.

Per the *CEQR Technical Manual*, if warranted based on the preliminary assessment, a detailed urban design and visual resources analysis would be prepared. Examples of projects that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. The detailed analysis would describe the Project Sites and the urban design and visual resources of the surrounding area. The analysis would describe the potential changes that could occur to urban design and visual resources with each of the development alternatives, in comparison to the No-Action Alternative, focusing on the changes that could negatively affect a pedestrian's experience of the area.

F.4.8 Natural Resources

The *CEQR Technical Manual* states that two possibilities determine whether an adverse impact on a natural resource might occur, and therefore, whether an assessment may be appropriate: (1) the presence of a natural resource on or near the site of the project; and (2) disturbance of that resource caused by the project. Natural resources are defined as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

As the Project Sites and the surrounding area are an urbanized, constructed environment, species that have adapted to urban conditions, such as eastern grey squirrels (*Sciurus carolinensis*), rock dove pigeons (*Columba livia*), and other creatures commonly found in the City would be the most likely primary residents on the Project Sites and study area.

In addition, this chapter will assess the project's consistency with 50 CFR 402: the Endangered Species Act. This will include consultation with the U.S. Fish and Wildlife Service's Information for Planning and Consultation (IPaC) website to determine whether any Federally Listed Endangered and Threatened Species and Candidate Species are located in the vicinity of the Project Sites, whether or not the sites are critical habitats of these species, and whether or not construction and operation processes of the project will violate the Endangered Species Act.

Furthermore, the Proposed Action will be reviewed for the applicability of and, if warranted, compliance with the following: policies on sole source aquifers contained in the Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR part 149; policies on wetlands protection contain in Executive Order 11990, particularly sections 2 and 5; and the Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c).

F.4.9 Hazardous Materials

A hazardous materials assessment determines whether a Proposed Action may increase the exposure of people or the environment to hazardous materials and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. The potential for significant impacts related to hazardous materials can occur when: a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure; b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or c) the project would introduce a population to potential human or environmental exposure from off-site sources.

For each alternative, the hazardous materials chapter will examine the potential for significant adverse hazardous materials impacts from the Proposed Action. As part of the hazardous materials task, Phase I Environmental Site Assessments (ESAs) will be prepared for the Project Sites in accordance with the standards established by the current ASTM Phase I ESA standards. These standards aim to provide a thorough review of any previous reports, historical maps, City directories, and environmental database materials to identify any potential recognized environmental conditions that would lead to a concern for hazardous materials impacts. A visual inspection of the Project Sites will also be conducted to assess any potential for hazardous materials impacts. The Hazardous Materials chapter of the EIS will provide a summary of the site's historical and current environmental conditions.

The chapter will also summarize the findings of the completed Phase I ESAs including recommendations for additional testing, if any, by means of a Phase II subsurface site investigation, or other activities that would be required either prior to or during construction and/or operation of the project. If needed, the Phase II subsurface site investigation would include three major elements: 1) a plan for site characterization that addresses the media to be sampled, types of sampling, and rationale for the approach, along with the investigative, sampling and laboratory analytical methods to be used; 2) a Health and Safety Plan (HASp) for personnel undertaking the work; and 3) a quality assurance and quality control plan for the acquisition, handling, and analysis of samples collected. Following the Phase II subsurface site investigation activities outlined, a Phase II ESA would be developed in accordance with ASTM E1903 standards.

If hazardous materials are identified at the site and it appears that remedial measures are likely to be required to adequately mitigate the contamination, a Remedial Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP) would be submitted along with the Phase II ESA Report. All reports would be submitted for review, recommendation, and approval to the New York City Department of Environmental Protection (DEP) and summarized in the EIS chapter. The implementation of remediation during construction or that otherwise would occur at a later date, will be memorialized in an enforceable legal mechanism, also referred to as an institutional control, binding for the applicable block and lot, such as a condition of the long-term lease disposition from NYCHA to the PACT Partner. In the event any further required testing or development of remediation action work plans prior to approvals is determined to be infeasible due to existing site limitations or other conditions preventing the collection of adequate site sampling, any such requirements can also be recorded in the enforceable legal mechanism. All reports (Phase I ESA, Phase II ESA, etc.) will be included as an appendix to the EIS. These reports

also will be used to document the Proposed Action's compliance with HUD's policies relating to contamination and toxic substances, including those described in 24 CFR part 50.3(i) and 24 CFR part 58.5(i)(2) and explosive and flammable hazards described in 24 CFR part 51 subpart C.

Consistent with NEPA guidance, the chapter also will identify the radon potential of the Project Sites.

F.4.10 Water and Sewer Infrastructure

The water and sewer infrastructure assessment determines whether a Proposed Action may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such actions to determine whether their impact is significant. The *CEQR Technical Manual* outlines thresholds for analysis of an action's water demand and its generation of wastewater and stormwater. The Proposed Action would result in an incremental demand of approximately 698,576 gallons per day (gpd) under the Rezoning Alternative and approximately 415,783 gpd under the Non-Rezoning Alternative, below the threshold of one million gpd. Accordingly, a detailed analysis of the City's water supply is not warranted for the Proposed Action. Additionally, the Project Sites are not located in an area that experiences low water pressure. Water demand estimates will be provided in the EIS to inform the wastewater and stormwater conveyance and treatment analysis.

In February 2022, DEP adopted amendments to the Unified Stormwater Rule (USWR) which requires compliance when a Proposed Action would result in:

- Disturbance of 20,000 sf or more of soil; or
- Creation of 5,000 sf or more of new impervious area; or
- Is a covered maintenance activity; or
- Requires a new sewer connection

The EIS will discuss applicability of this rule and summarize any reports and findings as a result of this rule.

The threshold of preliminary wastewater and stormwater analysis for projects in Manhattan with combined sewers is 1,000 dwelling units or 250,000 sf of commercial space or more, which the Proposed Action would exceed. Accordingly, an assessment of wastewater and stormwater conveyance systems is warranted and will be provided in the EIS. The water and sewer infrastructure analysis will consider the potential for significant adverse impacts resulting from the Proposed Action and will consist of the following:

Water Supply

- The existing water distribution system serving the Project Sites will be described based on information obtained from DEP's Bureau of Water and Sewer Operations to define the study area.
- Water demand generated by the Project Sites under existing conditions, No-Action Alternative and development alternatives will be projected.

- The effects of the incremental demand on the City's water supply system will be assessed to determine if there would be impacts to water supply or pressure. The incremental change will be the difference between the water demand for the No-Action Alternative and each of the development alternatives on the Project Sites.

Wastewater and Stormwater Infrastructure

- The appropriate study area for the assessment will be established and also in consultation with DEP. The Proposed Action's directly affected area is located within the service area of the North River Wastewater Resource Recovery Facility (WRRF).
- The existing stormwater drainage system and surfaces (pervious or impervious) on the Project Sites will be described, and the amount of stormwater generated on the site will be estimated using DEP's volume calculation worksheet.
- The existing sewer system serving the Project Sites will be described based on records obtained from DEP. The existing sewage flows to the North River WRRF, which serves the directly affected area, will be obtained for the latest twelve-month period, and the average dry weather monthly flow will be presented.
- Any changes to the stormwater drainage plan, sewer system, and surface area expected in the future without the Proposed Action will be described, as warranted.
- Future stormwater generation from the Proposed Action will be assessed to determine the Proposed Action's potential impacts. Changes to the Project Sites's surface area will be described, runoff coefficients and runoff for each surface type/area will be presented, and volume and peak discharge rates from the site will be determined based on the DEP volume calculation worksheet.
- Sanitary sewage generation for the Project Sites will also be estimated. The effects of the incremental demand on the system will be assessed to determine if there will be any impact on operations of the North River WRRF.

A more detailed assessment may be required if increased sanitary or stormwater discharges from the Proposed Action are predicted to affect the capacity of portions of the existing sewer system, affect combined sewer overflow (CSO) volumes/frequencies, or contribute greater pollutant loadings in stormwater discharged to receiving water bodies. The scope of a more detailed analysis, if necessary, will be developed based on conclusions from the preliminary infrastructure assessment and in coordination with DEP and the Lead Agencies. If the results of the impact analysis identify a potential for a significant impact, the EIS will discuss potential mitigation measures.

F.4.11 Solid Waste and Sanitation Services

A solid waste assessment determines whether an action has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with State policy related to the City's integrated solid waste management system. As the solid waste and sanitation services analysis is a density-related analysis, the analysis focuses on development anticipated on the Project Sites. The Proposed Action would induce new development that would require sanitation services. Per the *CEQR Technical Manual*, if an action's generation of solid

waste would not exceed 50 tons per week, it may be assumed that there would be sufficient public or private carting and transfer station capacity in the metropolitan area to absorb the increment, and further analysis generally would not be required. The Rezoning Alternative and Non-Rezoning Alternative are expected to result in **solid waste generation levels** total increases which exceed the 50-tons **per week** screening threshold, therefore an assessment of solid waste and sanitation services is warranted for the Proposed Action. To conduct a conservative analysis, this chapter will provide an estimate of the additional solid waste expected to be generated by the Project Sites **based on an estimate using Table 14-1 of the CEQR Technical Manual** and assesses its effects on the City's solid waste and sanitation services. This assessment is based on existing and future New York City solid waste disposal practices.

- Estimate solid waste generation by the Project Sites for existing conditions, the No-Action Alternative, and for each of the development alternative.
- Describe existing solid waste pickup and carting practices and how these may shift in for each of the development alternatives due to the implementation of pursuant to zoning changes.
- For each development alternative assess the impacts of the Proposed Action's solid waste generation on the City's collection needs and disposal capacity. The Proposed Action's consistency with the City's Solid Waste Management Plan will also be assessed.
- Any project feature that may minimize waste or enhance recycling beyond what is required by law will be identified and discussed in the EIS.
- Any aspects of the project that may make recycling difficult, impede waste collection, or result in the generation of high levels of solid waste will be identified and discussed in the EIS

F.4.12 Energy

Per the *CEQR Technical Manual*, in most cases, a project does not need a detailed energy assessment, but its operational energy is projected. A detailed energy assessment is limited to projects that may significantly affect the transmission or generation of energy. For other projects, in lieu of a detailed assessment, the estimated amount of energy that would be consumed annually as a result of the day-to-day operation of the buildings and uses resulting from a proposed action is disclosed.

Accordingly, a projection of the anticipated additional demand for each alternative will be provided in this chapter. It will disclose the projected energy consumption during long-term operation resulting from the Proposed Action. The projected amount of energy consumption during long-term operation will be estimated based on the average and annual whole-building energy use rates for New York City (per Table 15-1 of the *CEQR Technical Manual*).

This chapter will also discuss a thermal energy network pilot project Consolidated Edison is currently investigating and its relationship to the identified alternatives. As envisioned, this initiative will capture and recycle heat from a data center, located within a commercial office building at 85 10th Avenue, located on the block bound by W. 16th Street, 10th Avenue, W. 15th Street, and 11th Avenue, which would provide energy to some of the existing Fulton Houses

Project Site buildings under all of the identified alternatives to be analyzed as part of the Proposed Actions.⁷

F.4.13 Transportation

For each alternative, detailed travel demand forecasts will be prepared discretely using standard sources, including the *CEQR Technical Manual*, U.S. census data, previously-approved studies, and other references to determine the worse-case scenario to be analyzed in the EIS transportation analysis. A travel demand forecast (a Level 1 screening assessment) will be presented by peak hour, mode of travel, and person and vehicle trips. The travel demand forecasts will also identify the number of peak hour person trips made by transit and the numbers of pedestrian trips traversing the area's sidewalks, corner areas, and crosswalks. Detailed vehicle, pedestrian and transit trip assignments (a Level 2 screening assessment) will be prepared based on the results of the travel demand forecast to identify the intersections and pedestrian/transit elements selected for quantified analysis.

Traffic

The EIS will provide a detailed traffic analysis focusing on those peak hours and street network intersections where the highest concentrations of action-generated demand would occur. The peak hours for analysis will be selected, and the specific intersections to be included in the traffic study area will be determined based upon the assignment of project-generated traffic and the analysis threshold of 50 additional, i.e., incremental, vehicle trips per hour, or at known congested locations. A discussion on the existing bicycle network in the study area will be included in the EIS.

The following outlines the anticipated scope of work for conducting a traffic impact analysis for the Proposed Action:

- Conduct a count program for traffic analysis locations that includes a mix of automatic traffic recorder (ATR) machine counts and intersection turning movement counts, along with vehicle classification counts and travel time studies (speed runs) as support data for air quality (Task F.4.14) and noise (Task F.4.16) analyses. Turning movement count data will be collected at each analyzed intersection during the weekday and Saturday peak hours, and will be supplemented by nine days of continuous ATR counts. Vehicle classification count data will be collected during each peak hour at several representative intersections along each of the principal corridors in the study area. The turning movement counts, vehicle classification counts and travel time studies will be conducted concurrently with the ATR counts. Where applicable, available information from recent studies in the

⁷ For more information, please see:

<https://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={50C13588-0000-CD14-ABF3-6D5DFFB6067B}> pages 6 to 12.

vicinity of the study area will be compiled, including data from such agencies as DOT and DCP.

- Inventory physical data at each of the analysis intersections, including street widths, number of traffic lanes and lane widths, pavement markings, turn prohibitions, bicycle routes, curbside parking regulations, and vehicle queue lengths. Signal phasing and timing data for each signalized intersection included in the analysis will be obtained from DOT.
- Determine existing traffic operating characteristics at each analysis intersection including capacities, volume-to-capacity (“v/c”) ratios, average vehicle delays, and levels of service (“LOS”) per lane group, per intersection approach, and per overall intersection. This analysis will be conducted using the 2000 Highway Capacity Manual (HCM) methodology with the latest approved Highway Capacity Software (HCS), or other methodology as may be determined in consultation with DOT.
- Based on available sources, Census data, and standard references, including the *CEQR Technical Manual*, estimate the demand from other major developments planned in the vicinity of the Project Sites by the 2040 analysis year. This will include total daily and peak hour person and vehicular trips, and the distribution of trips by auto, taxi, and other modes. A truck trip generation forecast will also be prepared based on data from the *CEQR Technical Manual* and previous relevant studies. Mitigation measures for future projects in the surrounding area, as well as other DOT initiatives, will be included in the No-Action Alternative network, as applicable.
- Compute the future 2040 No-Action Alternative traffic volumes based on approved background traffic growth rates for the study area (0.25 percent for years one through five, and 0.125 percent for years six and above) and demand from major development projects expected to be completed in the future without the Proposed Action. Incorporate any planned changes to the roadway system anticipated by 2040, and determine the No-Action Alternative v/c ratios, delays, and LOS at analyzed intersections.
- Based on available sources, Census data, and standard references, develop a travel demand forecast for the RWCDs net change in uses compared to the No-Action condition. Determine the net change in vehicle trips expected to be generated by the RWCDs. Assign the net action-generated trips in each analysis period to likely approach and departure routes, and prepare traffic volume networks for the No-Action Alternative for each analyzed peak hour.
- Determine the v/c ratios, delays, and LOS at analyzed intersections for each of the development alternatives, and identify significant adverse traffic impacts.
- Identify and evaluate potential traffic mitigation measures, as appropriate, for any significantly impacted locations in the study area in consultation with the Lead Agencies and DOT. Potential traffic mitigation could include both operational and physical measures, such as changes to lane striping, curbside parking regulations and traffic signal timing and phasing, roadway widening, and the installation of new traffic signals. Where impacts cannot be fully or partially mitigated, they will be described as unavoidable adverse impacts.

Transit

Detailed transit analyses are generally not required if a Proposed Action is projected to result in fewer than 200 incremental peak hour rail or bus transit trips according to the general thresholds

used by the Metropolitan Transportation Authority (MTA) and specified in the *CEQR Technical Manual*. If a Proposed Action would result in 50 or more incremental bus trips being assigned to a single bus line (in one direction), or if it would result in an increase of 200 or more incremental trips at a single subway station or on a single subway line, a detailed bus or subway analysis would be warranted.

The Project Sites are served by multiple subway stations, lines, and bus routes.

Subway

To be conservative, transit analyses typically focus on the weekday AM and PM commuter peak hours when overall demand on the transit system is usually highest. The Rezoning and Non-Rezoning Alternatives are expected to generate a net increase of more than 200 additional subway trips at one or more subway stations; therefore they require a detailed subway analysis at any such stations. The detailed subway analysis will include the following subtasks:

- Analyze stairways and fare entrance control elements that are expected to be used by significant concentrations of action-generated demand in the weekday AM and PM peak hours.
- Conduct or utilize existing counts of existing weekday AM and PM peak hour demand at affected station elements and determine existing v/c ratios and LOS.
- Determine volumes and conditions at the affected station elements in the future without the Proposed Action using approved background growth rates and accounting for any trips expected to be generated by major No-Action Alternative projects in the vicinity of the Project Sites.
- Add action-generated demand to the No-Action Alternative volumes at analyzed subway station elements and determine AM and PM peak hour volumes and conditions for each development alternative.
- Identify potential significant adverse impacts at subway station stairways and fare control elements.
- For each alternative, if it is determined that the Proposed Action is expected to generate 200 or more incremental subway trips in the peak or non-peak directions of any subway line, subway line haul conditions will also be assessed in the EIS if or as needed. The analysis would use existing maximum load point subway service and ridership data provided by New York City Transit (NYCT) to assess existing conditions, the No-Action Alternative, and for each development alternative at the peak load points of the affected subway routes during the weekday AM and PM peak hours.
- Mitigation needs and potential subway station improvements will be identified, as appropriate, in conjunction with the Lead Agencies and NYCT. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

Bus

As part of the EIS, a Level 1 trip generation and (if warranted) Level 2 bus trip assignment will be prepared for the RWCDS. A detailed analysis of bus conditions is generally not required if a Proposed Action is projected to result in fewer than 50 incremental peak hour trips being assigned

to a single bus route (in one direction) based on the general thresholds used by the MTA and specified in the *CEQR Technical Manual*. For each alternative, if the incremental person-trips by bus generated by the Proposed Action is anticipated to exceed 50 incremental peak hour trips along any MTA NYCT bus route in at least one direction during the weekday AM and PM peak hours, a detailed bus analysis of such bus route(s) would be warranted and will be included in the EIS.

Pedestrians

Per the *CEQR Technical Manual*, projected incremental pedestrian volumes of less than 200 persons per hour at any pedestrian element (sidewalks, corner areas, and crosswalks) would not typically be considered a significant impact, since the level of increase would not generally be noticeable and therefore would not require further analysis. Based on the level of new pedestrian demand generated, for both the Rezoning and Non-Rezoning Alternative it is anticipated that action-generated pedestrian trips would exceed the incremental 200-trip analysis threshold at one or more locations in one or more peak hour. A detailed pedestrian analysis will therefore be prepared for the EIS focusing on selected sidewalks, corner areas, and crosswalks along corridors that would experience more than 200 additional peak hour pedestrian trips. Pedestrian counts will be conducted at each analysis location and used to determine existing LOS. No-Action Alternative and development alternative pedestrian volumes and LOS will be determined based on approved background growth rates, trips expected to be generated by major projects in the vicinity of the study area, and action-generated demand. The specific pedestrian facilities to be analyzed will be determined in consultation with the Lead Agencies once the assignment of action-generated pedestrian trips has been finalized. The analysis will evaluate the potential for incremental demand from the Proposed Action to result in significant adverse impacts. Potential measures to mitigate any significant adverse pedestrian impacts will be identified and evaluated, as warranted, in consultation with the Lead Agencies and DOT.

Street User Safety

The City's *Vision Zero* initiative seeks to eliminate all deaths from traffic crashes whether on foot, bicycle, or inside a motor vehicle. Related to this initiative, the Project Sites are located adjacent to or within a quarter-mile of *Vision Zero* "Priority Corridors" including 8th, 9th, and 10th Avenues, and W. 14th and W. 23rd Streets, and the Project Sites are located within a Senior Pedestrian Zone. Per the *CEQR Technical Manual*, an evaluation of street user safety is needed for locations within the traffic and pedestrian study areas that have been identified as high-crash locations. These are defined as locations along a *Vision Zero* priority intersection or locations where five or more pedestrian/bicyclist injury crashes have occurred in any consecutive 12 months of the most recent three-year period for which data are available. In addition, any location along a *Vision Zero* priority corridor with three or more pedestrian/bicyclist injury crashes in any consecutive 12 months of the most recent three-year period for which data is available should be identified as a "high crash location."⁸ Data on traffic crashes involving pedestrians and/or cyclists at study area intersections will be obtained from DOT for the most recent three-year period available. This data will be analyzed to determine if any of the studied locations may be classified

⁸ *Vision Zero* corridors and intersections are identified as locations that disproportionately account for pedestrian fatalities and severe injuries, thus prioritizing them for safety interventions.

as “high crash locations” and whether vehicle and/or pedestrian trips and any street network changes resulting from each alternative would adversely affect vehicular and pedestrian safety in the area. If any “high crash locations” are identified, feasible improvement measures will be explored to alleviate potential safety issues.

Parking

An hourly parking accumulation forecast will be prepared for the RWCDs. For each alternative, a detailed parking analysis will be prepared to determine if there is sufficient off-street capacity at and within the vicinity of the Project Sites to accommodate demand from the Proposed Action. As the Proposed Action would include increased residential, retail, and community facility uses, the analysis of parking conditions would focus on the weekday midday and overnight peak periods and/or the Saturday peak period, when demand is expected to be highest. Existing parking inventories would be conducted for the weekday midday period (when parking in a business area is frequently at peak occupancy) and overnight (when residential demand peaks) to document existing supply and demand for each period. Parking utilization within a 0.25-mile radius of the Project Sites will be analyzed. The parking analysis would document changes in the parking utilization in proximity to the Project Sites under the No-Action Alternative and for each of the development alternatives based on accepted background growth rates and projected demand from the Project Sites and other major projects in the vicinity of the study area for the No-Action Alternative and for each of the development alternatives. Per the *CEQR Technical Manual*, in areas of the City such as where the Project Sites are located, the inability of a proposed action or the surrounding area to accommodate an action’s future parking demands is considered a parking shortfall, but is generally not considered significant due to the magnitude of available alternative modes of transportation.

F.4.14 Air Quality

Air quality may be affected by air pollutants produced by motor vehicles, referred to as “mobile sources”; by fixed facilities, usually referenced as “stationary sources”; or by a combination or both. Proposed actions may have effects on air quality during operation and/or construction.

Per the *CEQR Technical Manual*, site-specific or generic projects may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants, or add new uses near mobile sources. For each alternative, the projected number of project-generated vehicle trips will potentially exceed carbon monoxide (CO) and/or particulate matter (PM) analysis screening thresholds for conducting a mobile source intersection analysis. Therefore, a screening analysis will be performed for each alternative; if any screening thresholds are exceeded, a microscale analysis of CO and/or PM mobile source emissions would be performed using the American Meteorological Society (AMS)/Environmental Protection Agency (EPA) Regulatory Model (AERMOD) dispersion model at the intersection(s) with the greatest number of action-generated vehicle trips. In addition, the effect of the proposed parking facilities on air quality will be analyzed, and the results from that analysis will be combined with the intersection analyses, where applicable. As applicable, the assessment will include a determination of the Proposed Action’s conformity with the Clean Air Act (CAA).

The Proposed Action is anticipated to utilize electric-powered heating and hot water systems to provide heating and cooling and domestic hot water to the proposed buildings. No fossil fuel-fired heating and hot water equipment would be utilized. Therefore, no significant adverse air quality impacts would occur from stationary sources associated with the Proposed Action. However, the existing NYCHA boiler plants serving the Elliott and Chelsea Houses will be evaluated to assess the potential for interim air quality effects on the Proposed Action, under each alternative.

An analysis of uses surrounding the Project Sites will be conducted to determine the potential for impacts from existing or proposed industrial emissions. A review of land uses will be performed to determine if there are any manufacturing or processing facilities within 400 feet of potential new sensitive receptors within the Project Sites. In addition, a search of federal and state air permits, and the DEP's Bureau of Environmental Compliance (BEC) files will be performed to determine if there are permits for any sources of toxic air compounds from industrial processes. If manufacturing or processing facilities are identified within 400 feet of the Project Sites, an industrial stationary source air quality analysis, will be performed. EPA's AERMOD refined dispersion model will be used to estimate the short-term and annual concentrations of critical pollutants at sensitive receptor locations. Predicted values will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in NYSDEC's DAR-1 AGC/SGC Tables guidance document to determine the potential for significant impacts.

Existing large and major sources of emissions currently operate within 1,000 feet of the Project Sites. Therefore, the analysis of potential air quality effects of such sources on the Proposed Action for each alternative is required. Criteria pollutant concentrations will be predicted using the AERMOD model. Concentrations of the air contaminants of concern will be determined at ground level receptors as well as elevated receptors representing floors of the Proposed Action alternatives. The modeling results will be compared with NAAQS for NO₂, sulfur dioxide (SO₂, if fuel is used), and PM (PM₁₀, and PM_{2.5}).

F.4.15 Greenhouse Gas Emissions and Climate Change

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. Although this is occurring on a global scale, the effects of climate change are also likely to be felt at the local level. HUD's *Climate Action Plan* (November 2021) had identified greenhouse gas emissions reductions as a key goal for HUD-assisted projects. As the Proposed Action exceeds the 350,000-sf development threshold, a GHG emissions assessment will be provided in the EIS.

Per the *CEQR Technical Manual*, for each alternative, GHG emissions generated by the Proposed Action will be quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO₂e) metric tons per year. GHG emissions other than carbon dioxide (CO₂) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential. Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the Proposed Action will be discussed, and the

potential for those measures to reduce GHG emissions from the Proposed Action will be assessed to the extent practicable.

The analysis will include the following tasks:

- **Building Operational Emissions:** For each alternative, GHG emissions from the Proposed Action will be estimated based on carbon intensity factors.
- **Mobile Source Emissions:** GHG emissions from vehicle trips to and from the Project Sites will be quantified using trip distances and vehicle emission factors.
- **Potential Measures to Reduce GHG Emissions:** Design features and operational measures to reduce the Proposed Action's energy use and GHG emissions will be discussed to the extent that information is available.
- **Consistency with the City's GHG Reduction Goal:** Consistency of the Proposed Action overall will be assessed. While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 levels by 2025, individual project consistency is evaluated based on building energy efficiency, proximity to transit, on-site renewable power and distributed generation, efforts to reduce on-road vehicle trips and/or to reduce the carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the project's carbon footprint.

Since portions of the Project Sites are located within the 0.2 percent annual chance floodplain, the potential impacts of climate change on the Proposed Action will be evaluated. The qualitative discussion will focus on the potential sea level rise and changes in storm frequency projected to result from global climate change and the potential future impact of those changes on project infrastructure and uses.

F.4.16 Noise

For each alternative, there are two major areas of concern regarding noise: (1) the effect the Proposed Action would have on noise levels in the surrounding community; and (2) the level of building attenuation necessary to achieve interior noise levels that satisfy CEQR and HUD requirements, with the higher required attenuation value, if there are differences between the two, applicable.

The Proposed Action would generate vehicle trips, so the EIS will include a screening assessment to determine whether there are any locations where there is the potential for each alternative to result in significant noise impacts (i.e., doubling of Noise Passenger Car Equivalents [PCEs]) due to project-generated traffic. A detailed analysis of potential noise impacts due to outdoor mechanical equipment is not required as the outdoor mechanical equipment for any future development facilitated by the Proposed Action would be required to meet applicable regulations, which are more stringent than *CEQR Technical Manual* impact criteria. The noise analysis will also examine the level of building attenuation necessary to meet interior noise level requirements of 45 dBA, as the Project Sites are located in areas with high ambient noise levels. Per the *CEQR Technical Manual*, the following tasks will be performed:

- Based on the traffic studies conducted for Task F.4.13, Transportation, a screening analysis will be conducted to determine whether there are any locations where there is the potential for each alternative to result in significant noise impacts (i.e., doubling Noise PCEs) due to incremental project-generated traffic. If it is determined that noise PCEs would double at any sensitive receptor, a detailed analysis would be conducted.
- Appropriate noise descriptors for building attenuation purposes would be selected. Based on CEQR criteria, the noise analysis will examine the L_{10} and the one-hour equivalent ($L_{eq(1)}$) noise levels and acceptable L_{dn} noise levels to comply with HUD criteria. The L_{10} and L_{dn} noise descriptors, as used by *CEQR Technical Manual* and *HUD Noise Guidebook* noise abatement criteria, respectively, will be used to characterize noise in this analysis.
- Existing noise levels will be measured at receptor locations adjacent to the Project Sites. As vehicular noise is the dominant noise source at the selected receptor locations adjacent to the Project Sites, 20-minute measurements will be performed during typical weekday AM, midday, PM, and Saturday peak periods (coinciding with the traffic peak periods) at each receptor site. Additionally, due to the location of P.S. 33 - Chelsea Prep immediately east of the northern block of the Elliott-Chelsea Project Site campus, additional noise measurements will be performed during the school dismissal/bus departure (School PM) peak period. Noise measurements will be recorded and measured noise level descriptors will include equivalent noise level (L_{eq}), maximum level (L_{max}), minimum level (L_{min}), and statistical percentile levels such as L_1 , L_{10} , L_{50} , and L_{90} . A summary table of existing measured noise levels will be provided as part of the EIS.
- In the event significant differences between traffic counts during the noise measurements and the existing traffic condition presented in Task F.4.13, Transportation are identified, existing noise measurements will be adjusted based on the difference between the vehicle counts conducted during noise measurement and the existing traffic condition collected and summarized as part of Task F.4.13, Transportation, of the EIS.
- Noise levels will be estimated at the noise receptor locations based on acoustical fundamentals and will be consistent with No-Action Alternative and development alternatives vehicular volumes provided in the EIS as part of Task F.4.13, Transportation. All projections will be made with L_{eq} noise descriptor.
- As the existing Chelsea Park Soccer Field (directly north of the Elliott-Chelsea houses), and as the Proposed Action may include several private open space areas and/or playgrounds, for each alternative, a stationary noise analysis may be warranted. Noise from the proposed stationary source(s) will be determined, which may require additional noise measurements (depending on the location of any project-generated play areas).⁹
- The cumulative noise effects from both future mobile and stationary noise sources will be calculated by logarithmically adding the projected L_{eq} noise values to yield total maximum-possible L_{eq} and L_{10} noise levels. To determine the potential for significant adverse impacts caused by the Proposed Action, the total noise levels for each of the development alternatives will be compared to the total No-Action Alternative noise levels at each receptor location and will be based on the applicable standards and CEQR impact thresholds.

⁹ Refer to Section 333 of Chapter 19, "Noise," and Appendix 6, "Noise," of the *CEQR Technical Manual*.

The level of building attenuation necessary to satisfy interior noise requirements (a function of the exterior noise levels) will be determined based on the highest L_{10} noise level estimated at each monitoring site while L_{dn} is the noise descriptor used in the HUD Noise guidebook that sets exterior noise standards for housing construction projects receiving federal funds. However, because the L_{dn} descriptor tends to average out high hourly values over 24 hours, the *CEQR Technical Manual* recommends that the L_{eq} descriptor be used for purposes of impact analysis. If required, an enforceable legal mechanism will be proposed to memorialize building attenuation requirements, such as a condition of the long-term lease disposition from NYCHA to the PACT Partner.

The analysis in this chapter also will be used to document the Proposed Action's compliance with Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR part 51 subpart B.

F.4.17 Public Health

Public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability, and premature death; and reducing inequalities in health status, as defined in the *CEQR Technical Manual*. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed action, and, if so, to identify measures to mitigate such effects.

Per the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other impact category analysis areas, such as air quality, hazardous materials, or noise. For each alternative, if unmitigated significant adverse impacts are identified in any of these technical areas and the Lead Agencies determine that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas.

F.4.18 Neighborhood Character

Neighborhood character is established by numerous factors, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns, noise, etc. The Proposed Action has the potential to alter certain elements contributing to the affected area's neighborhood character. Therefore, a neighborhood character chapter will be provided in the EIS.

A preliminary assessment of neighborhood character for each alternative will be provided in the EIS to determine whether changes or any significant adverse impacts that are expected in other technical analysis areas—land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise—may affect a defining feature of neighborhood character. This will draw heavily from assessments in their respective chapters in determining the potential for impact to neighborhood character. The preliminary assessment will:

- Identify the defining features of the existing neighborhood character.

- Summarize changes in the character of the neighborhood that can be expected in each of the development alternatives and compare them to the No-Action Alternative condition.
- Evaluate whether the Proposed Action has the potential to affect these defining features, either through the potential for a significant adverse impact or a combination of moderate effects in the relevant technical areas.

Per the *CEQR Technical Manual*, for each alternative, if the preliminary assessment determines that the Proposed Action could affect the defining features of neighborhood character, a detailed analysis will be conducted.

If warranted, this section will describe the predominant factors that contribute to defining the character of the neighborhood. The assessment will be based on existing development within the study area, visual resources, historic resources, traffic, noise, and, if warranted, public health.

For each alternative, as warranted, this section will summarize any planned development projects and public policy initiatives that may be expected to affect the character of the neighborhood.

This analysis will also assess whether each alternative would have the potential to affect defining neighborhood character features, either through potential for a significant adverse impact or a combination of moderate effects in relevant technical analysis areas. If the alternative has the potential to affect the defining features of the neighborhood, a detailed assessment of neighborhood character will be prepared.

F.4.19 Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction impacts arise when construction activity has the potential to affect transportation conditions, archaeological resources and the integrity of historic resources, community noise levels, air quality conditions, or mitigation of hazardous materials. Per the *CEQR Technical Manual*, projects with overall construction periods lasting longer than two years and that are near to sensitive receptors (i.e., residences, open spaces, etc.) should undergo a preliminary impact assessment. Construction of the Proposed Action is expected to take place over a period greater than two years, with ongoing stages over an approximately 16-year period, and is therefore considered long-term. This chapter of the EIS will provide a preliminary impact assessment for each alternative. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. If the preliminary assessments indicate the potential for a significant impact during construction, a detailed construction impact analysis for each alternative, as warranted, will be undertaken and reported in the EIS. Technical areas to be assessed include the following:

- **Transportation Systems:** The travel demand that would be generated during construction of the Proposed Action will be forecast to identify the expected number of vehicle, transit (bus and subway) and pedestrian trips from construction workers and equipment. Based on the trip projections of activities associated with peak construction for the Proposed Action, an assessment of potential transportation impacts during construction and how they are compared to the trip projections under the operational condition will be provided. If this effort identifies

the need for a separate detailed analysis, such analysis will be prepared. The assessment will also evaluate the potential effects of construction activities on streets, sidewalks, bicycle and bus lanes, and transit access points adjacent to the Project Sites, where applicable.

- **Air Quality:** This section will contain a detailed dispersion analysis of construction sources at each of the two housing complexes to determine the potential for air quality impacts on sensitive receptor locations. Air pollutant sources would include combustion exhaust associated with non-road construction engines (e.g., cranes, excavators) and trucks operating on-site, construction-generated traffic on local roadways, as well as onsite activities (e.g., excavation, demolition) that generate dust. The pollutants of concern include carbon monoxide (CO), particulate matter (PM), and nitrogen dioxide (NO₂). The potential for significant impacts will be determined by a comparison of the model predicted concentrations to the National Ambient Air Quality Standards (NAAQS), or by comparison of the predicted increase in concentrations to applicable interim guidance thresholds. The air quality analysis will include a discussion of the strategies to reduce project related air pollutant emissions associated with construction activities. The assessment will include a determination of conformity with the Clean Air Act (CAA) during construction.

In addition, CAA (42 U.S.C. 7401 et seq.), and in particular sections 176 (c) and (d), prohibits federal assistance to projects that are not in conformance with the State Implementation Plan (SIP). Therefore, as applicable, this section will include a conformity analysis to determine the consistency of the proposed construction activities with the strategies contained in the SIP for the area. At any receptor sites where violations of standards occur, further analyses will be performed to determine what mitigation measures would be required to attain standards.

- **Noise and Vibration:** This section will contain a quantitative (modeling) analysis of noise from the Proposed Action's construction activity at each of the two housing complexes. The detailed analysis will use the CadnaA 3D noise model to determine construction noise levels based on projected activity and equipment usage for various stages of construction at the housing complexes. The projected construction noise levels will be compared to existing condition noise levels as determined based on the operational noise analysis and augmented by mathematical models and projections as necessary. The noise analysis will identify potential construction noise impacts based on the intensity, duration, and location of emissions relative to nearby sensitive locations. As necessary, feasible and practicable project-specific control measures to further reduce construction noise disruption to the surrounding community will be considered.

Construction activities have the potential to result in vibration levels that may result in structural or architectural damage, and/or annoyance or interference with vibration-sensitive activities. A construction vibration assessment will be performed. This assessment will determine critical distances at which various pieces of equipment may cause damage or annoyance to nearby buildings based on the type of equipment, the building construction, and applicable vibration level criteria. Should it be necessary for certain construction equipment to be located closer to a building than its critical distance, vibration mitigation options will be proposed.

- **Other Technical Areas:** As appropriate, the construction assessment will discuss other areas of environmental concern, including Land Use and Neighborhood Character, Socioeconomic

Conditions, Community Facilities, Open Space, Historic and Cultural Resources, and Hazardous Materials, for potential construction-related impacts.

F.4.20 Environmental Justice

Federal Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations) requires federal agencies to consider whether actions they might fund or approve may have any disproportionately high and adverse environmental or human health effects on low-income or minority populations. The EIS will consider the project's potential for disproportionately high and adverse impacts on minority and low-income populations following the guidance and methodologies outlined in the Council on Environmental Quality's *Environmental Justice Guidance under the National Environmental Policy Act* (December 1997). This analysis will also rely on the other technical analyses included in the DEIS for a determination of impacts, recognizing that the impacts within minority or low-income populations may be different from impacts on the general population.

For each alternative, the environmental justice analysis will identify and describe existing demographic data in the study area using available data from local and State agencies and other sources. Data collection will include compilation of race and ethnicity and poverty status data for the study area and identification of minority or low-income communities. To identify minority and low-income populations in the study area, data will be gathered from the U.S. Census Bureau's *Census 2020* and *2017-2021 American Community Survey (ACS)*, respectively, for all census block groups substantially within the study area. For comparison purposes, data will be aggregated for the study area as a whole, and compiled for Manhattan and the other four boroughs of New York City.

The environmental justice analysis will identify any disproportionately high and adverse effects on minority or low-income communities associated with the No-Action Alternative within the study area. For each development alternative, the environmental justice analysis will also involve the following steps:

- Identifying the potential for significant adverse effects on minority and low-income communities within the study area as a result of the Proposed Action.
- Evaluating the overall potential significant adverse effects associated with the Proposed Action on minority and low-income communities to determine whether any potential significant adverse effects on those communities would be disproportionate and, therefore, disproportionately high and adverse.

This chapter will also summarize any public participation efforts associated with each alternative and specifically any targeted outreach to minority or low-income populations.

F.5. Indirect and Cumulative Effects

The cumulative effects of each of the alternatives, considered in conjunction with other projects being constructed and/or operated within the same vicinity and time frame, will be assessed in this

section of the EIS. Projects to be included in this analysis will include, but not be limited to, the following:

- Maintenance and Operations Improvements at Fulton, Elliott, Chelsea, and Chelsea Addition Houses project; and
- Private developments.

F.6. Summary Chapters

Several summary chapters will be prepared, focusing on various aspects of the EIS, as set forth in the regulations and the *CEQR Technical Manual*. They are as follows:

1. *Executive Summary*. Once the EIS technical sections have been prepared, a concise executive summary will be drafted. The executive summary will utilize relevant material from the body of the EIS to describe the proposed development and actions, their environmental impacts, measures to mitigate those impacts, and alternatives to the proposed development and actions.
2. *Unavoidable Adverse Impacts*. Those impacts, if any, that could not be avoided and could not be practicably mitigated, will be listed in this chapter.
3. *Irreversible and Irretrievable Commitments of Resources*. This chapter focuses on those resources, such as energy and construction materials, that would be irretrievably committed if the project is built.

Appendix

NEPA Notice of Intent to Prepare an Environmental Impact Statement

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Construction on Elliot Chelsea Houses
Date: Wednesday, February 21, 2024 11:20:33 AM

From: Caitlin Hickerson <acenrqs@gmail.com>
Sent: Thursday, February 15, 2024 6:42 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Construction on Elliot Chelsea Houses

You don't often get email from acenrqs@gmail.com. [Learn why this is important](#)

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To Whom it May Concern:

I live across the street from the Elliot Chelsea Houses and I am writing to express my deep concern for the planned construction. I worry about the scope of the project, especially given the amount of construction the neighborhood is already experiencing, and the displacement of the people who currently live there.

I strongly urge you to consider a **no-demolition alternative**.

I am concerned about the risk of displacement of tenants already residing there and reduced tenant protections, especially for those who are not paying market rate. There is already enough market rate and luxury housing in Chelsea; we need to put our efforts toward affordable and subsidized housing. This mixed market option stinks of real estate giveaways to investors looking to cash in. This is a public asset that should not be given away to private interests.

Chelsea has always been a healthy mixed income neighborhood. Please do not squeeze out more working class people from my home.

Thank you,
Caitlin Hickerson
Sent from my iPad

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Fulton houses rebuild
Date: Tuesday, February 6, 2024 11:49:07 AM

From: Mary Hicks <maryhicks120@yahoo.com>
Sent: Thursday, February 1, 2024 7:58 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Fulton houses rebuild

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To whom it may concern I Mary hicks who live in Fulton houses support the rebuild of new buildings I only concern is we should get more buildings than three for all Fulton Houses residence and not on ninth avenue thanking you for your time and consideration in this mater Mary hicks

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Do not demolish Fulton Elliot Chelsea Housing
Date: Tuesday, February 6, 2024 11:48:40 AM

From: vanessa hollingshead <vanessa1660@icloud.com>
Sent: Thursday, February 1, 2024 10:19 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Do not demolish Fulton Elliot Chelsea Housing

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Do not demolish people's homes. These are low income people mostly old who have no where to go. There is so much homelessness, joblessness, and immigrants on the streets of NYC. One of the richest cities in the world.

As a native New Yorker, I am appalled what has happened to NYC. It used to be welcoming to all and helpful to many. Now it's for the rich, bought up by foreigners because of our greed and buildings are abandoned.

When are people going to matter?

Sincerely,
Vanessa Hollingshead

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Fulton-Elliott Chelsea Houses Redevelopment DSOW comments
Date: Monday, March 11, 2024 1:50:25 PM

From: David Holowka <david.h.holowka@gmail.com>
Sent: Friday, March 8, 2024 1:24 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: ebottcher-council <ebottcher@council.nyc.gov>
Subject: [EXTERNAL] Fulton-Elliott Chelsea Houses Redevelopment DSOW comments

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Please provide a detailed analysis of each alternative's full finances, including all demolition and new construction costs, operating costs, and income potential. Provide this information for a further alternative that would preserve as much existing construction as possible. Validate demolition versus rehabilitation costs for the existing buildings with detailed estimates reconciled between NYCHA/Related and an independent professional cost estimator.

Indicate the minimum area of new construction under each of these alternatives required to achieve the baseline goal of providing NYCHA residents with decent housing.

Thank you,
David Holowka
212 924 9033

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] EIS for Chelsea NYCHA housing
Date: Monday, March 11, 2024 1:52:29 PM

From: Susan Immergut <suzyimmergut@hotmail.com>
Sent: Tuesday, March 5, 2024 6:49 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] EIS for Chelsea NYCHA housing

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Here are a few reasons I oppose the demolition of the Chelsea, Elliot, and Fulton NYCHA Houses:

1. Loss of open space, light, air
2. Loss of old trees
3. Release of dust, airborne particulate matter, and asbestos fibers on a large scale.
4. Gas exhaust from demolition and excavation machinery on a large scale
5. Noise - long term
6. Displacement of neighbors
7. Demolition creates huge amounts of waste

All of the above have a negative effect on human health.

No demolition, please.

Sincerely,

Susan Immergut

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:51:31 PM

From: Adi Kashyap <akashyap@gmail.com>
Sent: Thursday, March 7, 2024 9:23 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nych.a.nyc.gov <PACT@nych.a.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- 1) Allocate capital improvements funding for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
- 2) During Scoping period, provide detailed daylight and Sun studies for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The 39 story building would block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect. In addition, we would like the building materials to be something that does not create adverse effects such as glare.
- 3) During Scoping period, provide a detailed traffic study to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- 4) During Construction, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)

5) During construction, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

6) During construction, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.

7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you very much

-Adi

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:51:10 PM

From: Swati Kashyap <swatishastri@gmail.com>
Sent: Friday, March 8, 2024 8:15 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nych.a.nyc.gov <PACT@nych.a.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Director of Environmental Planning, HPD

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7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you very much

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL]
Date: Tuesday, February 6, 2024 11:49:32 AM

From: Shane Keena <skeena222@gmail.com>
Sent: Friday, February 2, 2024 10:26 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL]

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Providing an outsider's perspective in support of the redevelopment of the Fulton and Chelsea-Elliott houses.

Based off of the attached massing and site plan, it looks like a definitive improvement over the existing plan, from the realignment of buildings to face the street grid, to enhanced density down at the lower floors, to the greater amount of floors above providing much more in terms of square footage and supply thereof.

Goldman, Taylor

From: Pugliese, William (HPD) <PugliesW@hpd.nyc.gov>
Sent: Tuesday, February 6, 2024 1:10 PM
To: Goldman, Taylor
Subject: FW: [EXTERNAL] Fwd: Fulton houses construction

Comment #11. Forwarding this one separately as when converted to PDF it becomes eligible. The rest to follow.

From: nepa (HPD) <nepa_env@hpd.nyc.gov>
Sent: Tuesday, February 6, 2024 11:49 AM
To: Pugliese, William (HPD) <PugliesW@hpd.nyc.gov>; Coletta, Matthew (HPD) <ColettaM@hpd.nyc.gov>
Subject: Fw: [EXTERNAL] Fwd: Fulton houses construction

From: tim kim <timmykim111@gmail.com>
Sent: Thursday, February 1, 2024 5:27 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>; PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>
Subject: [EXTERNAL] Fwd: Fulton houses construction

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Hi - is there any updated word on this? do the current blueprints plan to build on top of the parking lot at Fulton house (19th st and 9th ave)

Doing so will block sunlight for occupants of the adjacent building to a point where it's not sustainable for occupants. And will block off sunlight for relevant greenery in that area as well - which has environmental impact

I've sent emails already - a response would be very much appreciated, thank you!
-Tim

----- Forwarded message -----

From: tim kim <timmykim111@gmail.com>
Date: Thu, Feb 1, 2024 at 5:25 PM
Subject: Re: Fulton houses construction
To: Noel Pena <npena@brodsky.com>
Cc: sebastian.paulsson@gmail.com <sebastian.paulsson@gmail.com>

<https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>

FYI

▼ How to participate in scoping

There are several ways for the public to provide comments during the scoping process. From January 8, 2024 to February 20, 2024, the public can send comments via the following method:

1. Send an email to nepa_env@hpd.nyc.gov
2. Mail a letter to:

Department of Housing Preservation Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

3. Attend one of the following public meetings

Thursday, February 1, 2024 - 6 PM
Fulton Senior Center

Monday, February 5, 2024 - 4 PM
Virtually on Zoom [Register here](#).

Wednesday, February 7, 2024 - 6:30 PM
Elliott-Chelsea Community Center

NYCHA and HPD are seeking comments on the following general issues:

- Issues and analysis topics to be included in the scope of work;
- Methodologies for analysis (such as the size of the study area, the type of data to be gathered, or the type of analysis to be conducted);
- Alternatives to the proposed project; and
- Special conditions or concerns that the lead agency should consider.

Public comments that are focused on the environmental process of the Proposed Project will be taken into consideration and incorporated into the Final Scope of Work ("FSOW") and Draft EIS (DEIS).

All public scoping meetings will have Spanish, Cantonese, Mandarin, Russian, and American Sign Language (ASL) interpretation. If you need additional language or other accessibility accommodations, please email nepa_env@hpd.nyc.gov 10 days prior to the scheduled date and we will make every effort to accommodate your request.

Sources:

[Code of Federal Regulations Section 1501.9](#)
[CEQR Technical Manual](#) :

here is how to submit information I emailed a few of them - but no response
perhaps sending some representatives or email/mail will be beneficial for the unit owners

Would be preferable if they just make the existing building taller when reconstructing instead of building on the parking lot which will cut off sunlight for all south facing units

-Tim

On Tue, Jan 16, 2024 at 12:06 PM Noel Pena <npena@brodsky.com> wrote:

Good morning all,

Thank you for reaching out regarding the NYCHA plans. As of now, NYCHA has not shared any new information with us. However, my current understanding is that they are commencing work on their property located on 27th Street between 9th and 10th.

Unfortunately, they have not yet finalized plans for the property on 19th Street, and we are awaiting further details from NYCHA in that regard. They tend to keep things quite until they are ready to start work.

The NYCHA plans have indeed undergone various iterations over the past decade, and therefore it is hard to say if this project will ever get off the ground.

Regards,

BRODSKY

Noel Peña

Senior Property Manager

400 W. 59th St, 3rd floor

New York, NY 10019

212.896.5534 *direct*

212.315.5555 *main*

212.315.0143 *fax*

npena@brodsky.com

brodsky.com



From: tim kim <timmykim111@gmail.com>

Sent: Wednesday, January 10, 2024 5:04 PM

To: sebastian.paulsson@gmail.com; Noel Pena <npena@brodsky.com>

Subject: Fulton houses construction

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Apologies Sebastian if you are no longer the current board president.

I've found that they are planning to build housing on the parking lot that faces the south end of the 422 w 20th Building - which may negatively impact livelihood (blocking sunlight) and housing values

Is there any followup the building has done on this, or have we received assurances that the new buildings won't completely block the sunlight? They've apparently decided to change zoning laws as well.

-Tim



From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:52:42 PM

From: Kissane Caitlin <CKissane@schools.nyc.gov>
Sent: Monday, March 4, 2024 2:02 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

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- **During Scoping period**, provide a detailed **traffic study** to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- **During Construction**, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)
- **During construction**, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

During construction, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.

- **During Construction**, if scaffolding is used, use the urban umbrella type scaffolding.
- **During Construction**, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you,

Caitlin Kissane

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] OPPOSE the demolishing and privatization of Fulton and Elliot houses
Date: Wednesday, February 21, 2024 11:24:39 AM

From: VITA Kurland <vitaerkurland@gmail.com>
Sent: Tuesday, February 20, 2024 10:17 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] OPPOSE the demolishing and privatization of Fulton and Elliot houses

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To Whom it May Concern,

I am writing with concern for the proposed destruction and reorganization of the NYCHA Fulton and Elliot houses in Chelsea into mixed-income housing. I am a resident of Chelsea and neighbor to Elliot Houses and care deeply about access to affordable housing. I oppose the demolition of these residences.

The surveys conducted at Fulton and Elliot houses regarding their redevelopment were intentionally misleading. There was no mention of total demolition nor the development of 2500 market rate units under the option of new construction - omitting this information is grossly misleading and manipulative. The low voter turnout of residents means that there is by no means a majority participation nor understanding of the situation proposed. Residents want repairs and improvements for the benefit of their own families and communities - not displacement and capitulation to the wealthy.

NYCHA buildings are some of the only affordable housing stock left in the city, especially in the now hyper-wealthy neighborhood of Chelsea. Along with neighboring Penn South, these buildings make up some of the only vestiges of working-class and middle-class life in the neighborhood. These buildings are valuable community assets that deserve protection, as do their residents. This redevelopment scheme is predatory. HPD is tasked with the protection of affordable housing, and yet it is quickly disappearing under the pressure of powerful property developers and real-estate investors. How can we count on our government agencies to protect affordable housing when we get news like this? It is your responsibility to advocate for and protect the residents of affordable housing in the face of these mounting hostilities.

Please pass along what I have said and take it under consideration. We reject this pandering to private development at the expense of New Yorkers.

Sincerely,
Vita Kurland

Testimony

Fulton and Elliott-Chelsea Houses Redevelopment Project Draft Scope of Work to Prepare a Draft Environmental Impact Statement

From Layla Law-Gisiko, Democratic District Leader, AD75/A.

Feb 1, 2024

Good evening,

My name is Layla Law-Gisiko. I am an elected Democratic District Leader representing the southern part of Assembly District 75, where both NYCHA campuses are located. I want to thank NYCHA, HPD, and HUD for the opportunity to testify on the Draft Scope of Work.

Since 2019, and even before, NYCHA has undertaken efforts to enhance properties at Fulton, Elliott, Chelsea, and Chelsea Addition, which are in a state of moderate disrepair due to NYCHA's capital upgrades shortcomings. In 2019, a working group composed of residents, tenant leaders, elected officials, civic groups proposed recommendations, emphasizing no demolition of existing residential properties, compliance with existing zoning for infill buildings, similar heights to existing NYCHA buildings, and a minimum of 50% affordable units in new buildings. These recommendations, crafted through extensive meetings and consultations, were thoughtfully integrated into the NYCHA-issued RFP.

However, after the bid was won by Related Companies and Essence, NYCHA significantly altered the proposal, now considering only demolition alternatives with only 30% affordable housing and non-compliance with local zoning in the preferred alternative. This ignores years of community engagement. The final scope must include a no-demolition with refurbishment alternative. The fact that such alternative is not included violates the spirit and it might even violate the letter of the law regarding PACT, RAD and Section 18 conversions as well as procurement laws.

NYCHA and RAD PACT partners are mandated to engage with NYCHA residents and the broader community. Despite numerous meetings, recent months reveal flawed outreach. Widespread opposition to demolition exists among residents and the community, opposition expressed in the working group recommendations, testimonies, and rallies. Disregarding these voices is an assault on democracy and erodes public trust.

Specifically, on the scope of work, given that one of the goals of the project is to raise funds and leverage capital, the funding and financing schemes must be deemed in scope and fully analyzed in the EIS, including a Resident Management Corporation option. Fiscal implications and the PILOTs agreements must also be within scope and fully analyzed.

The EIS should evaluate lost embodied carbon in addition to resource expenditure through construction. Construction is one of the main contributors to greenhouse gas emission.

Concrete contributes up to 8 percent of the world's emissions; steel adds another 8 percent. Demolition releases embodied carbon. The environmental cost of demolition must be evaluated especially in contrast with the no-demolition refurbishment alternative.

It is unclear how negative impacts will be mitigated. It is of utmost importance that a careful evaluation be made in the context of other land use actions, including but not limited to the proposed zoning proposal to convert buildings to residential use in South Midtown, as well as in the context of City of Yes various land use actions.

The EIS should also assess environmental impacts considering the closure of Beth Israel Hospital. Once closed, there will only be one emergency room below 23rd street. It is grossly inadequate access to hospital care to serve the existing and future population.

Lastly, we urge NYCHA and HPD to embrace transparency by immediately making the **Obsolescence Report**, all the detailed RFP bids, as well as what is referred to in the RFP as the "NYCHA Documents" publicly accessible.

Thank you for the opportunity to testify.

Layla Law-Gisiko
Democratic District Leader AD75/A

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:52:16 PM

From: ashley woodring <ashleyawoodring@gmail.com>
Sent: Wednesday, March 6, 2024 2:37 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my children's learning and well-being. Especially since I have children yet to start elementary school.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- 1) Allocate capital improvements funding for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as the auditorium, plumbing systems and bathroom upgrades, and classrooms interiors.
- 2) During Scoping period, provide detailed daylight and Sun studies for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The taller building will block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect on the school campus. In addition, we would like the building materials to be something that does not create adverse effects such as glare and reflection.
- 3) During Scoping period, provide a detailed traffic study to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- 4) During Construction, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)

5) During construction, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done during non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students.

6) During construction, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.

7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

9) During construction have more freq than required environmental hazard assessments that will monitor air quality for the area because the students do spend time outdoors for recess and other activities. We want to ensure there are no additional safety concerns with air quality from the construction.

Please let me know if you have any questions.

Thank you very much

Best,
Ashley Lawson

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:52:48 PM

From: Tamara Litt <litt@ps33chelseaprep.com>
Sent: Monday, March 4, 2024 1:58 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a teacher at PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- **Allocate capital improvements funding** for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
- **During Scoping period**, provide detailed **daylight and Sun studies** for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The 39 story building would block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect. In addition, we would like the building materials to be something that does not create adverse effects such as glare.
- **During Scoping period**, provide a detailed **traffic study** to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- **During Construction**, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)
- **During construction, allowable construction noise and vibration limit to be 50% more**

stringent than what is required by law, and all noisy / vibrating work to be done non-school hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

- **During construction**, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.
- **During Construction**, if scaffolding is used, use the urban umbrella type scaffolding.
- **During Construction**, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.
Thank you very much
Tamara Litt

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:51:38 PM

From: M M <monia.mahmood@gmail.com>
Sent: Thursday, March 7, 2024 9:22 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

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- 3) During Scoping period, provide a detailed traffic study to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
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7) During Construction, if scaffolding is used, use the urban umbrella type scaffolding.

8) During Construction, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you very much.

Monia Mahmood

February 8, 2024

Good Day Mr. Howard,

My name is Mary McGee, I'm a former Fulton resident. I moved from Fulton because my daughter was attacked on March 21, 2020 in my building at 418 W 17th St. getting out of the elevator on my floor 13. I heard her screams and fought off her attacker. On January 24, 2023 her attacker was sentenced to 25 years. With the help of the NYPD, the DA and elected officials I was given a section 8 voucher and live 5 mins from my daughter and work in NJ.

About me:

I moved into Soundview Houses 12/1993 and lived there for 19 ½ years. I was the TA President for about 6-7 years and dealt with proposed infill. NYCHA wanted to take a parking lot, BBQ area and a large area with benches. To build a residential building, a Senior building and 16 two family homes. I wouldn't give into the plan without Soundview houses getting something back. I was tired of developers coming into NYCHA developments building and giving nothing back to the communities they're effecting. I held several public meetings with residents, the community and elected officials as well as residents meetings. I heard the residents and their wants and needs. Before I agreed to anything Soundview received over 800 desperately needed new refrigerators, 26 million dollars to replace the roofs, permanent assigned workers, repairs to apartments and the grounds.

I transferred to Elliott Houses on 9/2012 to a two bedroom 504 apartment that only fit a twin bed in each bedroom. I had a queen size bed and had to sleep in the living room. NYCHA had promised to make changes and never did. I fought NYCHA with the help of HUD, the unit at 466 W 26th St. Apt 5B didn't meet 504 regulations and the majority of 504 units in these developments do not qualify as 504 yet are labeled 504. They showed me a few other 504 units in Elliott Houses that I refused, it was obvious that these units didn't meet 504 requirements. People with disabilities deserve to live in a unit that serves their 504 living needs. I won my fight and made sure they removed labeled 504 units at 466 W 26th St. B line units. I have proof of this. Trying to get in the building or elevator is extremely challenging for people in wheelchairs, walkers, shopping carts and baby carriages. The elevators are very small and doors have to be pulled outward and even with rehabilitation the elevator size would not change.

I moved to Fulton Houses on 12/2013 until 12/2021 and NYCHA made massive repairs to the apartment before I moved in, yet I still had major issues with leaks and mold in the bathroom, peeling paint throughout the whole apartment. They gutted and replaced the bathroom. NYCHA painted and repainted my apt numerous times. Even after doing all this I continued to have peeling paint, leaks and mold. The issues in these developments are worse than residents can imagine.

In 2008 NYCHA's 21 City and State developments were given the opportunity to be funded for repairs to bring them up to federal standards. In 2010 NYCHA used the opportunity to get a federal recovery bond and arrange a deal that allowed Citigroup to become part owner along with NYCHA for these 21 developments. In this agreement NYCHA would continue to maintain the building and continue to own the land. This information can be found at nysenate.gov, nycommons.org and housingfinance.com. Chelsea House was 1 of the 21 City and State developments that received funding and look how that went, to my knowledge they received new roofs, elevators and other improvements.

We started our protest in 2019. So in 9 years Chelsea already requires all these improvements again. If the decision is to rehabilitate Fulton, Elliott and Chelsea developments where would the new management get additional funding to continue to maintain the major issues of these developments? Why shouldn't residents with disabilities have 504 units that meet all standards and regulations? With rehabilitation of developments it would be very difficult, costly and some units may have a bedroom eliminated to convert to 504.

In 2019 I was one of the major protester's against demolition of the 2 buildings at Fulton. That plan was unacceptable and was decided behind closed doors without informing residents of these plans. As for the petition that's been brought up, that was for the first proposal. Many who signed that back in 2019 want new development now. I participated in the working group and all three subcommittees. I was also part of the RFP committee and left once the 3 developers were chosen for review. I've visited RAD/PACT developments and was not impressed. They made major changes to the lobbies, facades and grounds but the apartments were updated with poor quality materials, new radiators but the pipes (risers) weren't replaced and still had decades of paint on them. I saw many flaws, and pointed them out to NYCHA staff. When I spoke with some of the developers, they stated they used the money allotted for the project and did the best they could. Which is understandable and means RFP's are underestimating the actual cost for repairs or needed repairs that have been overlooked.

When I heard of the new plans for full demolition. I wrote emails and contacted officials against this new plan. I decided before I continued to fight I needed to hear from the residents. I reached out to TA President Miguel Acevedo and asked if I could attend these meetings even though I no longer reside at Fulton. He immediately said yes.

I attended a lot of Fulton meetings, NYCHA and Essence were informing residents of the new plan. These meetings were packed. Residents asked so many questions and received answers and information. I even asked questions and was pleased with their responses. The fact they never changed their responses in different meetings was a plus. They held meetings with demonstrations of how the plan would look, showing and explaining to residents the different phases of A, B and C. The majority of residents wanted A and this wasn't even for the voting/survey process. It was just explaining what was being proposed. I was shocked to see so many residents for A and I would ask random residents why their responses were that we deserve this. We work hard and are tired of living in these conditions. They asked me not to fight this but help fight for this. When they did the voting/survey I attended these meetings and they

too were also packed. I would ask residents why are you submitting this so quickly, go talk to your families before you commit and their replies were we deserve to live like this. Quality of Life, New Units without worrying about their safety and security. Many are scared but want better living conditions. I have attended and spoken at CB4 meetings for new development on behalf of the residents that want change. Many are scared to speak because they've been disrespected and verbally harassed at meetings if they do.

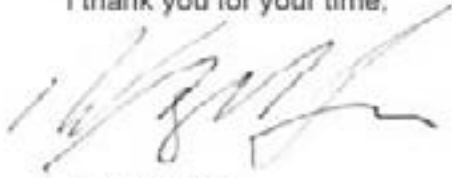
It's very rare to have a developer that wants to give back to the NYCHA developments and improve the living conditions for NYCHA residents. We all understand they will also benefit from this but so will the residents. As for the community's concern about the demolition and air quality, there are regulations in place that have to be followed. Building's have been demolished and rebuilt throughout NYC and there's been no issues.

I have spoken with NYCHA, Essence, Elected Officials, CB4, Legal Aid and asked them to ensure these replaced NYCHA units shall always remain PACT Section 8 and never be considered market rate units, all residents are guaranteed to move in and have the right to an appropriate sized unit. They continue to have their rights and protections, their leases are clear, residents are kept informed and involved and they have the safety and security they deserve. Keep the working group recommendations and make improvements on behalf of the residents. NYCHA, Essence and Elected officials have attended these meetings and residents had the opportunities to talk with them.

HOU has reached out to residents, via mail, phone and door knocking. HOU attended all resident meetings and offered information and services to residents. Information was either given at meetings, placed at apt doors and posted in the lobbies.

I stand with the majority of residents who want these new buildings, quality of life and safety. I hope you do as well.

I thank you for your time,

A handwritten signature in black ink, appearing to read 'Mary McGee', with a stylized, flowing script.

Mary McGee

Fw: [EXTERNAL] Tenants Pre-Screening/ Pre-Registration will Make Transfers Legal and Safe

nepa (HPD) <nepa_env@hpd.nyc.gov>

Tue 1/23/2024 5:47 PM

To: Pugliese, William (HPD) <PugliesW@hpd.nyc.gov>

Cc: Coletta, Matthew (HPD) <ColettaM@hpd.nyc.gov>

#4

From: Xecua Mel <denunciaya20244@gmail.com>

Sent: Tuesday, January 9, 2024 8:00 AM

To: nepa (HPD) <nepa_env@hpd.nyc.gov>

Subject: [EXTERNAL] Tenants Pre-Screening/ Pre-Registration will Make Transfers Legal and Safe

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There are many illegal tenants aiming to be transfer ed "under the table" to new apts.
As Housing do 2024 recertifications,
we must be getting tickets or secured bracelets as official tenants for transferring.
At 264 10th Ave. Bldg. there are illegal tenants at apt 9G, apt. 8B and other apts.
If NO screening is done, the fires, the garbage making, the noise the unsafe issues will continue in the new bldgs.
A tragedy in public housing!

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Redevelopment of Fulton and Elliott-Chelsea
Date: Wednesday, February 21, 2024 11:23:32 AM

From: Ruben Melendez <rm0525jr57@icloud.com>
Sent: Sunday, February 18, 2024 4:36 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Redevelopment of Fulton and Elliott-Chelsea

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I Ruben Melendez reside at 418 w 17th ST apt # 21D in the Fulton Houses. I want to stay at my 2 bedroom apartment because I have Multiple Sclerosis (MS) . I need the extra room in case , that I can't no longer provide for myself. I want to stay in my apartment , when the process for re-development of Fulton begins .
I also read about the proposed process for the Fulton houses.
If I have to relocate , I would like to go to The Baruch Houses (on the EAST SIDE)on a TEMPORARY BASIS.
I need A GUARANTEE , that when the redevelopment of Fulton ends. That I can return to my original apartment of 418 w 17 TH ST apt # 21 -D .
I would appreciate your feed back regarding my status soon .
Thank You
Ruben Melendez ~
Sent from my iPad

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Fulton and Elliott-Chelsea Houses (NYCHA)
Date: Tuesday, February 6, 2024 11:49:46 AM

From: nycmillman@aol.com <nycmillman@aol.com>
Sent: Monday, February 5, 2024 9:18 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Fulton and Elliott-Chelsea Houses (NYCHA)

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Re: the Environmental Impact Statement,

As a cooperator at Penn South since 2008, I write to protest the attempted takeover of the Fulton and Elliott-Chelsea Houses by The Related Companies and Essence Development. There are so many reasons why this is wrong:

1. The environmental impacts will be legion. Chelsea is already steeped in an unprecedented amount of construction. This is contributing to air and noise pollution, overcrowding, and traffic issues. With the upcoming and massive projects planned for Penn Station and Port Authority, these problems will only get worse.
2. It will lead to the displacement of many low-income tenants with few or no options for alternate housing.
3. It will further tear at the already fragile fabric of tenants' right in New York City.
4. It will increase market rate housing density at a time when low and middle income housing needs to be increased.
5. In a despicable move, it captures public assets for private profit in a city that is desperate for low and middle income housing and support for public programs.
6. This development will negatively change the character of Chelsea.

Finally, to dupe NYCHA residents with false promises of improved housing in a sneaky and misleading deal is morally corrupt. There is sure to be terrible publicity for those responsible for this scheme.

Please be leaders in this battleground and take the moral high ground. New York City cannot thrive if the vast majority of housing is luxury. We need a variety of housing

types, and a variety of inhabitants to maintain the rich mosaic that is New York City.
Be leaders and do the right thing.

Cynthia Millman
Penn South, Mutual Redevelopment Houses

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Alternative to the EIS Scoping Document - No Rezoning.
Date: Thursday, February 29, 2024 11:24:03 AM

From: celines miranda <celinesmiranda@yahoo.com>
Sent: Monday, February 26, 2024 12:03 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: vvujica@takerootjustice.org <vvujica@takerootjustice.org>; StopFECDemolition <stopfecdemolition@gmail.com>
Subject: [EXTERNAL] Alternative to the EIS Scoping Document - No Rezoning.

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Good day,

My name is Celines Miranda. I am a tenant of the Elliott buildings in the Chelsea, NYC area.

I was confronted regarding my arguments on noise pollutants on Feb. 7th EIS Review. Yes, it's true there is always construction sites through out the city and there have been many buildings built in the surrounding neighborhood. But it has not been on the actual site that I live on. I haven't noticed the sounds from the surrounding sites because it has been distant enough not to have any detrimental effects on my emotional well being. The ones that may have been a bit closer have been short lived and once again, not close enough to feel the full effect of the constant noise disturbance. The construction that is being proposed is expected to last at the minimum of 16 years but can be extended past the 16 year mark. I work on the site that I live on. I tend to my mother and I am almost always in the vicinity of Elliott-Chelsea development. I already have an anxiety disorder and I know that this will increase my nervous condition and cause a lot of emotional stress. I'm concerned for myself and many more such as myself who will be onsite the whole time construction is in process. Including my mother whose an elderly with many health conditions. She need to be in a tranquil state. This project will cause constant stress on my mothers well being. We represent many who cannot be disturbed within our own living environment. The extensiveness will be too extreme and detrimental. Many are elderly or sick and can not have this type of disturbance in their homes, including the disturbance of the other nuisance that occurs in a construction site.

Also to the students who live and go to school here; they will be exposed to the noise pollution constantly. There will be no break from the noise pollution for them. Imagine starting kindergarten and graduating high school and still being stuck in a construction site.

What type of effect will this have on them and who will be held responsible? All I see is many lives effected by this in the most negative way and tons of law suits coming out of this. I can't

imagine how a billionaire company will be held as a priority in this. It's obvious and everyone knows that the bright fluorescent elephant in the room is only interested in the profits that they will obtain from this. Look at the neighborhood they want to do this in. Why not go to Mitchel Houses in the Bronx where the help is really needed? They are not fooling us and I'm know they are not fooling you. Please do not go along with this wicked scheme. We need your help. No Demolition. Take a look yourselves and do a tour of the Fulton Elliott Chelsea Houses. Follow up on the false or exaggerated claims that a lot of these tenants are making. I've done petitioning at the Fulton houses and their hallway and stairwell walls are harder than brick itself; the hardest of concrete that will last for another 100 - 200 years or more. Yes, we do need maintenance and upkeep. Some upgrades are needed also. But demolishing well built buildings is a crime. A part of history will be ruined. Buildings are not build with the same care as they used to be. Construction today is fast and with cheap labor. They are built with the intention to last 20 years or so. It's profitable and it's the only interest of real estate developers and construction companies. The tenants are not their first priority. Servicing the tenants who pay thousands of dollars are not the priority. Yes, our NYCHA buildings are "the projects" but the quality of the building is better than the new buildings that are being built for higher income residents. Please do not take this away from us. Look at the High Line, private developers funded to demolish these rail road tracks for their own profits. Chelsea residents fought back and won. Now look it's one of the top tourist attraction in NYC, which real estate developers are profiting from themselves. It would have been the worse mistake made for so many people, including a piece of history being ripped apart and disintegrated into nothing. We are NYCHA buildings but we are part of an important history here in Chelsea. Demolishing our buildings will also be a huge mistake and regret just as Penn Station has been when it got taken down in 1963; a piece of artwork taken down for the sake of profit. Now we have a piece of crap, a tin looking building. Let's not do the same with our buildings. We can rehab our buildings just as the other NYC buildings that have been standing in NYC for over 100 years.

We must have a 5th alternative in the EIS scoping document. No demolition with rehab options. NYCHA need to be held accountable. NYCHA can fix what's most needed in our building. As they claim, the plumbing is what's causing the building to deteriorate; well then let's get a new plumbing system. If it's not a necessity than we don't need to include in the budget as an expense.

In response to the tenant in Fulton Feb. 1st meeting who used her monthly rent payment as an argument to justify demolition. I know many tenants who pay rent in the thousands, including from my household, and they nor I have used it as a talking point to claim more rights over other tenants. It's biased and tactless. All tenants equally have the same rights regardless of how much they pay. However, if these pro-demolition tenant insist that they deserve better, keep in mind that public housing was made for the most vulnerable including the lowest of income earnings. These newer programs such as RAD/PACT has lead to a greater housing scarcity for extremely and very low income households. I'm not just thinking

for myself in this battle. I'm thinking of what public housing was made for. Those who are already willing to sacrifice their section 9 lease now for the sake of demolition and becoming privatized, they can accept a section 8 voucher and leave or move into an already RAD/PACT conversion. If we do not get demolished we still have a chance to fight against a RAD/PACT conversion. The working group findings of 2019 decided that no demolition of any of the Chelsea NYCHA buildings would be demolished along with being converted into RAD/PACT.

Being that the working group decision was violated and they decided to demolish, the working group findings in no longer valid. The working group findings was violated in more than one way. They also decided that NYCHA would hold a tenant outreach and educate and inform us regarding RAD/PACT. This never happened. There were never any meetings nor any outreach regarding RAD nor PACT. We have a chance to save public housing. There are presently too many NYCHA apartments empty for the sake of these RAD/PACT conversions.

Meanwhile there's a housing crisis going on with a lot of people in shelters and on the streets.

Please, you can make a difference. Do not cater to the whims of the billionaire company Related.

Related have a history of making promises and not following through. They are like the politician that says what ever needs to be said to win an election or the car salesman who makes their sales pitch to make a closing deal. The FEC tenants we are merely their pawn, their bargaining chip part of the transaction deal. In Miami Florida Razing Liberty Square Related promised that all of the tenants would return but only five tenants returned. In Chicago thousands of the ABLA Homes public housing complex were forced to move out but were promised that they would return once the new housing were built. Less than a third of the promised new housing were built and the rest of the 26 acres that were left were used to built and lease a football stadium. This betrayal was approved by Chicago mayor and Chicago Housing Authority. The Hudson Yard itself was obtained with the promise of building affordable housing. Yes, we do have one standing right across the street from the actual Hudson Yard site but the actual Hudson Yard site was built for tourism, retail, office space and luxury apartments for the rich and many of the apartments in the Hudson Yard are empty. It goes to show that Related is full of bad ideas. I promise you that the FEC proposal will be a huge mistake and full of lamentations if this proposal goes through.

I'm concerned because I do not know if the ones receiving this E-mail is a neutral third party.

All three meetings that I went to I saw that NYCHA was registering the attendees and hosting the event. This email that I intend to submit has NYCHA on the email address. Presently I do not feel confident with NYCHA and their involvement in this FEC, Related/Essence proposal.

Based on my personal experiences with NYCHA, HOU and Essence, I've witnessed the lies, manipulation and deception. I just do not have the concrete evidence to prove it. I can lay out my experiences here but this email would be a lot longer and I don't have the time. With the breaking news that came out a few days ago in regards to the 70 NYCHA employees that go arrested, adds to my suspicions about NYCHA. We are being sold out and NYCHA tenant are not the priority even though Lisa-Bova Hiatt claimed that the trust of the tenants were violated and that it goes against everything that NYCHA stands for in her statement after those

70 NYCHA employees got arrested.

I also had my personal experience with Ms. Hiatt at a Breakfast meeting with Mayor Eric Adams. He said that the majority of the FEC tenants want demolition. My question was not read and I wanted to make sure my voice was heard, so I corrected him and said that, not only the majority of the participating tenants want demolition, that it was not the majority of tenants. In this room full of people, Lisa Bova Hiatt was the one and only one to yell out to have me removed out of the room. I thought we were the priority as a NYCHA employee. Lisa did not care of what a NYCHA tenant had to say. She has no concerns and I feel confident that she is in on the plot to turn us over to private developers without a care of what the final outcome is. We could end up homeless for all she cares.

Also, those who come to these meetings to testify and are not FEC tenants, are neighbors. They are Chelsea residents who will also be effected by this horrible proposal. Others are NYCHA tenants of other developments who are concerned this can also happen to them. While others are public housing advocates.

During hurricane Sandy we had no service of electricity and water. Of course, we became inventive and had access to water by other means outside of our homes, such as gathering water from the fire hydrant. But purchasing a hot meal everyday would have been costly for many of us. We were able to cook in our own homes due to our gas stoves. Essence want to take away this essential utility away from us. Many of us want our gas stoves. I like to roast my red pepper when they are getting ready to go old and preserve in a glass jar with vinegar. I will not be able to roast my red pepper over an electric stove. I want my gas stove and I'm sure many more residents want theirs.

Using Central Air System is a lot more costly. I'm not sure how this is better. They are claiming that we will not pay for these extra expenses but I do not trust Related. They haven't followed through on their promises in the past. Action speaks louder than words. I want to see the contract now not when it's too late; after our homes have been ruined. They are making a lot of promises but I have not seen anything in an official contract. I was told that I would see my new lease one month after moving in - Really - Like What!! After everything is said and done. The tenants really are going into this blindly and not truly making an informed decision. This have been one sided from the very start. Our TA president have not gotten involved. Darlene Waters have not hummed a word. She can be educating the tenants during our TA meetings. Like, Hey tenants you should know... Make an informed decision... But she have been in cohorts with Essence/Related and Miguel Acevedo. We are two separate developments and somehow Miguel became our TA president. There is so much that is wrong with this and all these people will be exposed.

Rezoning is not a necessity. We have plenty of supermarkets already in our neighborhood.

How will rezoning improve our lives. I don't see how. All I see is the mistakes and flaws that will be caused as a result of rezoning. All I see is a stamp of approval to appease the gluttonous private developer, Related.

Chelsea was once a hidden treasure. I didn't mind when the hipsters was starting to move in. A sprinkle here a sprinkle there. We always were a mixed income community. By pushing us

out, Chelsea will no longer be. Buildings have completely taken over and they are not even appealing to the eye. Let's not remove the little bit we have left. NYC as a whole is being ruined and taken over by greedy rich developers. There should be restrictions. Please help to save the big Apple because we are starting to become a rotten Apple.

Thank you for the opportunity to by pass my 3 minute mark in an Email,
Celines Miranda

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Re: Redevelopment of Fulton and Elliot house
Date: Thursday, February 29, 2024 11:24:28 AM

From: sonia miranda <danielleiturra@icloud.com>
Sent: Monday, February 26, 2024 1:25 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Re: Redevelopment of Fulton and Elliot house

[You don't often get email from danielleiturra@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi I am following up on this

> On Jan 14, 2024, at 11:07 PM, sonia miranda <danielleiturra@icloud.com> wrote:
>
> Hi,
> My name is Danielle Iturra and I am close friends with one of the older resident at 420 W. 19th St. She asked me to write this email and she expects answers. The tenants are concerned and confused from what's to come from this all.
>
> - where are residents expected to go and live, while their homes are being demolished and reconstructed?
> - will NYCHA be paying for these tenants temporary homes?
> - Will Nycha be providing moving services for these tenants ?
> - what resources and services is NYCHA paying for and providing while thousands of people and their homes are being displaced?
> -will NYCHA keep track of who is living in which homes and how will NYCHA ensure that these residents will have a new home in the new developments?

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] My personal thoughts/comments re Draft Scope of work
Date: Wednesday, February 21, 2024 11:20:24 AM

From: Maria E. Ortiz <meortizlmsw@gmail.com>
Sent: Wednesday, February 14, 2024 2:35 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] My personal thoughts/comments re Draft Scope of work

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Speech NYCHA hearing #3 (I was able to read most of this at the 3rd hearing)

1.
My name is Maria Ortiz, I live in HK, and serve as Co-chair of HHHS on MCB4 but NOT here in that capacity! I'm here b/c
 - a.
My grandmother moved into 466 W. 26th St in 1958 and raised her 2 daughters here. I, myself, was born and raised here and lived there on & off for my first 25y, along with my brother and we attended the same elementary school my mom did, PS33, when it was VERY different. I am no longer here. My grandmother passed and I wasn't on the lease and had to move, per court order. I was fortunate enough to get into an 80/20 and still live in that lottery apartment, now for 20yrs.
2.
My personal opinion
 - a.
When I first heard about demolition of FCE in about 2018/19 I was actually in favor of it b/c I could see the improvement in the quality of my life living in a new building. But there was a process with SEVERAL stakeholders and a WG was created that lasted WELL over a year and EVEN met during Covid. The largely agreed upon plan was for NO demolition and EVEN included the financing for how this would be done.

- b.
To me, if the tenants and other stakeholders mainly agreed on a plan - that changed my mind - along with the lack of transparency from the parties involved here.
- c.
I still sit uneasy with the fact that during meetings it is highlighted that there was a "vote" now called survey, that tenants prefer demolition. Did the questionnaire say it was a survey, or a vote, that it was legally binding, were there details about phases or years the project would take?
- d.
I shared the proposed plan with my younger brother who went to Wharton on a full scholarship and worked in housing. His reply was "oh, so they are just building NEW projects!" I never considered it this way, that all NYCHA tenants would be placed in 3 single buildings and several other NEW buildings would be built for others with higher incomes.
- e.
For me, power is in knowledge. If tenants do not have knowledge and details HOW can they make a clear and informed decision?
- f.
If I still lived across the street, I would have SO MANY questions and ideas about what could make this community better. I would be excited about the possibilities but also have many fears and worries about what all of the changes mean for me, my friends, my family and for the community.
- g.
And I would be worried b/c I would think about Changes made to San Juan Hill b/f it was Lincoln Center; changes made to Seneca Village b/f it was CP, changes to 57th St and changes to 34th St b/w 10th & 11th and now Chelsea. All those changes were to make things better, but there were negative unintended consequences.*

3.
Thoughts about the draft EIS

- a.
There was mention of impact related to SES.

- i.
I think this needs to be explored further. As noted above (2d), changing communities and gentrification has wonderful benefits, however, there will be negative impacts and how do we realistically prevent them? To me this means more diversity.
- ii.
The proposed plan, to me, does not have enough affordable units and having the lowest SES folks segregated into only 3 buildings does not seem like diversity and what will the quality of the buildings be in comparison to the buildings with market rate and mixed income units. The diversity of income and ethnicity is what really helped improve the quality of my life along with the condition of the unit and building.

4.
Suggestions of what to explore / study

- a.
Increase the scoping area past the quarter mile and half mile and definitely include
 - i.
ALL childcare/daycare facilities, elementary and high schools, including private schools
 - ii.
Closest urgent care, hospitals, clinics, ER's - for profit AND non-profit
 - iii.
Explore the closest affordable supermarket
 - iv.
Explore the negative impact of relocating Hudson Guild given all the services provided opposed to one move into a new space
- b.
Indirect residential displacement
 - i.

This is a major concern for me. Yes, the proposed plan *will* “accelerate a trend of changing socioeconomic conditions that may potentially displace vulnerable populations” p30-31

ii.

Please study this area whether or not it exceeds 5%.

c.

Relocation of 120 families p29

i.

Which development would this be from?

ii.

How many individuals is this? How many children and teens?

iii.

Where will they be relocated to?

iv.

Can the children/teens continue to attend schools in the community, assuming they currently do?

d.

Elliot-Chelsea houses “are eligible for listing on the State and National Registers of Historic Places” p37. I think this is important to consider and perhaps mitigation includes not all buildings being demolished.

5.

Please note, p31, second paragraph - Did ACS actually mean Administration for Children’s Services or American Community Survey? If the former, why?

*My aunt, raised there and now 71 years old (71 years worth of wisdom) says this is her main concern.

Thank you,

Maria E. Ortiz, M.A., LMSW

Licensed Social Worker | CB4 Member

[LinkedIn](#) | [Linktree](#)

[Manhattan Community Board 4](#)

M: 929-376-9330 | meortizlmsw@gmail.com

"What is the essence of life? To serve others and to do good." ~Aristotle

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] NYCHA/Related proposal for Chelsea
Date: Thursday, February 29, 2024 11:24:39 AM

From: Carol Ott <cott@habitatmag.com>
Sent: Monday, February 26, 2024 8:10 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] NYCHA/Related proposal for Chelsea

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As the block president of the 300 West 20th St. Block Association, I'm writing to express our deep concern over the development proposal. The scope of the construction has grown enormously from what was proposed years ago, and the scale and development time-line will overwhelm this low-rise, historic neighborhood.

We are very concerned about the environmental impact that this enormous amount of development will have on our low-rise, historic neighborhood. At the very least, the very large buildings proposed on the 9th ave corridor should be scaled back so these enormous structures are built mid-block. It seems like the scale of the project is akin to building another Hudson Yards in the middle of a low-rise historic district. Much of the proposal is for new market rate housing which is adding to the density and height of the entire project. For the 3 and 4 story brownstones on 20th St. between 9th and 10th ave, this amount of building and tear down will surely impact the brownstone structures, not to mention how asbestos, vermin, lead and building debris will impact our entire neighborhood.

The NYCHA residents deserve a decent living environment, and I believe the Chelsea Neighborhood is totally supportive of this. But what is being proposed is so much more than this, and I'm concerned that those of us who own and maintain brownstones and small buildings in this neighborhood will overtaken by this development if it is allowed to proceed.

Carol Ott
324 West 20th St.
President, 300 West 20th St. Block Association

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Related/Essence project
Date: Monday, March 11, 2024 1:53:04 PM
Attachments: [mn8_chelsea_197a.pdf](#)

From: Carol Ott <cott@habitatmag.com>
Sent: Wednesday, March 6, 2024 12:57 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: ebottcher-council <ebottcher@council.nyc.gov>; Jordan Feiner <JFeiner@council.nyc.gov>
Subject: [EXTERNAL] Related/Essence project

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This is my second email regarding this project.

After studying the project a bit more, and doing some research about the Chelsea neighborhood, I want to make sure this project is considered within the scope of the Chelsea 197-a Plan, a contextual zoning proposal adopted in 1996 by the City Planning Commission and City Council, which I have attached.

1. The proposed height of the buildings run counter to the 197-a Plan. Is this even legally possible to ignore what the community and the NY City Council approved several decades ago?
2. In reading the Related/Essence plan, I do not see any reference to the financing necessary for this project. I believe before it can move forward (if it even can, in its present form, given the 197-a Plan) the community must understand the financing required for this massive build.
3. I would like to know if the same density can be achieved with a different configuration that would comply with the 197-a Plan?

The plan of today has completely changed from the original plan that NYCHA's RFP asked for. If allowed to go forward, the impact on this small-rise neighborhood will be devastating. It will be as if the scale and size of Hudson Yards was plopped into this low-rise neighborhood, and not without note, abutting the backyards of Cushman Row, one of the streets that is protected by Landmarks.

As a stakeholder and home owner in this community for the past 25 years, I applaud the refurbishing of the NYCHA residences, and welcome affordable housing into our neighborhood. But this project is using the shield of affordability to build luxury housing, and in a scale and scope that Chelsea has never seen. There has been a lot of luxury housing built west of 10th Avenue (outside the boundaries established by 197-a), leaving the low-rise, historic nature of Chelsea intact. I'm urging all involved with this project to compare this

project to what's allowed or encouraged within the 197-a Plan. If you don't, I'm afraid, you will have made a mockery of community input and involvement.

Carol J. Ott
Block President, 300 West 20th St. Block Association
324 West 20th St.
New York, NY 10011

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Proposal
Date: Tuesday, February 6, 2024 11:49:16 AM

From: Walkiris R <walkiris25@gmail.com>
Sent: Thursday, February 1, 2024 9:19 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Proposal

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Good evening

I am for the new buildings because it will bring in more jobs, security, a cleaner home, more space and just being able not to worry about when the elevator are out of service or someone getting stuck. No need to worry about heat or hot water issues, pests and have open spaces to have gatherings with family or friends.

I want this for my family, new buildings.

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Right size
Date: Wednesday, February 21, 2024 11:25:24 AM

From: Walkiris R <walkiris25@gmail.com>
Sent: Tuesday, February 20, 2024 8:28 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Right size

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Good evening

Since the rightsize has been lifted, would those residents who have been on the transfer list for more than 5 or 10 years to be rightsized before building gets build?

My family and myself been on the transfer waiting list for a 2 bedroom since 2010 (at Fulton) currently living in a 1 bedroom and family of 4. Last year I got approve for a 3 bedroom due to a reasonable accommodation.

Thank you

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:52:35 PM

From: Amanda Saechao <amanda@creativeconnections.nyc>
Sent: Tuesday, March 5, 2024 1:25 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am the Community School Director at PS33 Chelsea Prep Elementary School and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. We are looking forward to seeing the community enhanced with newer buildings, however, I would like to request that you consider placing student safety at the utmost importance during this process. Also, our school building remains an older structure and could also use some enhancements, to match the future enhancements of the city block.

We are requesting that the City of New York consider the below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- **Allocate capital improvements funding** for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, gymnasium, plumbing systems and bathroom upgrade, and classrooms interiors.
- **During Scoping period**, provide detailed **daylight and Sun studies** for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect, as mentioned by parents of the community.
- **During Scoping period**, provide a detailed **traffic study** to be performed so

as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.

- **During Construction**, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)
- **During construction, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done non-school hours** so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.
- **Please also provide guidance as to what the plan is for, pertaining to existing families who occupy the Elliot Housing Project Buildings, moving or relocating back into the community. We are advocating that no such project will interfere with student learning. Long term construction may disrupt family routines. A vast population of our students have a short commute to the school building, which naturally increases attendance. We would like to understand the process of their living circumstances, and ensure they are not being displaced permanently.**

Thank you,
Amanda

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Re: Fulton Elliot Chelsea Redevelopment
Date: Monday, March 11, 2024 1:49:26 PM

From: RACHEL J SCHNIPPER <rschnipp@gmail.com>
Sent: Friday, March 8, 2024 10:01 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Re: Fulton Elliot Chelsea Redevelopment

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March 8, 2024

Department of Housing, Preservation and Development
Attn : Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

Via Email

RE : Fulton Elliot Chelsea Redevelopment

Ladies and Gentlemen:

I am a resident of the 300 Block of West 20th street. As a community member, and someone who cares a great deal about the neighborhood, I cannot express strongly enough how concerned I am to discover that the larger Chelsea Community has been largely excluded from the process of decision making when it comes to the proposals for the Fulton Elliot Campuses. I am utterly supportive of creating more affordable housing and ensuring that the NYCHA residents have safe, clean, habitable and well-maintained living spaces. But I believe it can, and must, be done according to the principles of contextual zoning and development.

The residents of West 20th street and all residents of the surrounding blocks will be on the ground, living through this demolition, construction and redevelopment for 10-20 years. It will cast a shadow, both literally and figuratively, on our daily lives and the lives of our children and their families. Therefore, I respectfully request that you address the following concerns.

This process has lacked transparency and accessibility from the very beginning. How did an RFP that came out of the working group to renovate and possibly build some new buildings on the campus turn into a complete demolition and rebuild with an emphasis on new luxury housing proposal? What outside agency certified the numbers quoted by the developer for the costs of renovation?

More to the point, if I submit an RFP for a concert hall and win the bid, is it ok if I suddenly decide to build a football stadium instead ?

I have not seen a scale model of what the buildings would look like. I still have no idea about how they will be financed, whether government money will be used, or how much it will actually cost. I have no idea, nor does anyone, how much profit the developer expects to make, or even a reasonable plan of what the apartments will look like. No one knows how many square feet of the entire development will be Section 8, and whether it is a net gain or loss of square feet in terms of the previous NYCHA buildings.

This is a quote from the 197-a plan adopted as the Contextual Chelsea Development Plan by the Community Board and the City Planning Commission and City Council by resolution on April 10, 1996 and May 22, 1996 respectively

“The 197-a Plan states the sponsor's goals: to provide for orderly growth and change; to provide opportunities for new, economically-integrated housing; to preserve the existing low-income housing stock; to prevent significant displacement of residents and businesses; to preserve ethnic and economic diversity; to protect residential areas from commercial intrusion; to preserve the character and visual unity of Chelsea; to preserve the traditional urban form and scale of the community; and to protect the [Chelsea] Historic District and other areas of historic character.”

The current Rezoning plan on the table is in direct conflict with every single one of these stated community and council-approved goals. From the ratio of affordable to luxury and market rate housing (2 to 1 favoring the latter), to the lack of context for 39-story towers on the avenue in what is a low-rise neighborhood with an adjacent historic district, to the fact that the new market rate and luxury housing will no doubt dramatically change the nature of the businesses that currently serve the neighborhood, the rezoning plan an affront to EVERY resident of the neighborhood.

3. Developers are proposing that the NYCHA residents be placed in the planned rezoned 36-39-story towers on 9th avenue. Their purported rationale, as I understand it, is that this plan will allow residents to occupy their new apartments more quickly. But in reality, this an egregious segregation by income that effectively creates ‘poor buildings’ on the avenue and situates ‘rich’ buildings closer to the open space. It is an affront to the 197a Plan goals, as well as a terrible way to develop any neighborhood. Shame on anyone who even considers this as a viable option.

The building planned for the north side of 19th street will consume a well-used neighborhood park and green space, and because of its height, it will loom over and block light and air to the backyards of the historic Cushman Row townhouses on the south side of 20th street between 9th and 10th Avenues. This cannot be allowed, given the goal in the 197a Contextual Zoning plan ‘to protect the Chelsea Historic District and other areas of historic character.’”

How can you guarantee that the demolition of so large a campus in such a dense residential area will not negatively effect the air quality or public health? Will residents have a mechanism for weighing in when they have issues with air quality, noise, traffic, or rodent infestation? Who will hear our voices and protect us during this process? Who will monitor the noise and air quality for the adjacent schools ? How will this increase in density effect

sewers, stormwater drainage, sanitation, and all of the essential systems? Where will the traffic go when so many streets need to be closed or constrained by construction materials. and vehicles?

I spent years watching Hudson Yards go up. It was a challenge to drive anywhere near there. The construction was extremely noisy. And that was an isolated area with very little residential foot traffic. Chelsea is a densely residential area. Residents walk these blocks, drive on these blocks, take our kids to schools on these blocks. Is it reasonable to sacrifice the well-being of the entire neighborhood for 10-20 years so that Related can take control of the campus?

The residents of NYCHA deserve decent, clean, safe, accessible housing. But these two proposals are not about that. The Rezoning is an affront to the neighborhood in every possible way. Here I quote from your page 20 of the Scoping document about what the Developer anticipates for Land Use Approvals :

A Large-Scale General (LSGD) special permit to facilitate the proposed site plan by allowing :

- *Distribution of floor area without regard to zoning lot lines or district boundaries ;*
- *Location of buildings without regard for applicable yard, court, distance between buildings or height or setback regulations.*

Ladies and Gentlemen, this is a **neighborhood destruction clause** ! It would forever change the character and nature of our neighborhood, and violate the principles of contextual zoning. You must not allow it to go forward!

Sincerely and with grave concerns,

Rachel Schnipper
354 West 20th Block Association
354 West 20th Street

rschnipp@gmail.com
646-789-2447

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] comments re: plan for Fulton-Chelsea-Eliot NYCHA Projects
Date: Monday, March 11, 2024 1:52:55 PM

From: Phyllis Shanley <p6s7@rcn.com>
Sent: Sunday, March 3, 2024 3:11 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] comments re: plan for Fulton-Chelsea-Eliot NYCHA Projects

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I wonder how the land mass the NYCHA Projects now occupy can be successfully used for the proposed development project.

The land is not Manhattan schist. It is Hudson River marsh. The original coastline of Manhattan was 10th Avenue right where the 2 projects are located. 10th Avenue to the River is man made land fill.

When THE 'Sandy' struck the River came in as far as ½ way to 9th Avenue. The boilers were nonusable. No power.

I also question who the developments will be built for. Does Chelsea need sky high market rate housing ?

Build it elsewhere on Manhattan schist.

So many of the community need permanent affordable housing. Redo not demolish the current NYCHA buildings and also build low rise affordable housing on the same land.

Why not use the Community Trust model ?

Isn't it being used in Brooklyn at the Nostrand NYHA housing ?

BTW the Nostrand Houses are built

on marsh not the Hudson River marsh but rather the Coney Island marsh.

Thank you for your attention to my concerns,

Phyllis Shanley

p.shanley.44@gmail.com

PS- & how to insure a dramatic reduction in bird-kill ?

Sent from [Mail](#) for Windows



March 7, 2024

Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

PS33 Chelsea Prep Elementary School Parent Teacher Association Executive Board Team would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, we are concerned that the construction will disrupt our children's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- **Allocate capital improvements funding** for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
- **During Scoping period**, provide detailed **daylight and Sun studies** for each alternative plan with the effect on PS33 classrooms, rooftop and school yards. The 39 story building would block natural light from our school building. Natural light is very important for students' health and wellbeing. We would like the new buildings to the south of the school to be low rise so that it limits the shadowing effect. In addition, we would like the building materials to be something that does not create adverse effects such as glare.
- **During Scoping period**, provide a detailed **traffic study** to be performed so as not to disrupt the school bus operation during construction. Hundreds of students, including special education students, commute to school every day.
- **During Construction**, please do not allow construction vehicles on 9th Avenue during peak commute hours (8-9am, 2:15-3:15pm)
- **During construction, allowable construction noise and vibration limit to be 50% more stringent than what is required by law, and all noisy / vibrating work to be done non-school hours** so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.
- **During construction**, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.
- **During Construction**, if scaffolding is used, use the urban umbrella type scaffolding.
- **During Construction**, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let us know if you have any questions.

Thank you very much

A handwritten signature in black ink, appearing to read "Motoko Shoboji".

Signed by Motoko Shoboji on behalf of the PTA EB team

Parent Teacher Association Executive Board Team
PS33 Chelsea Prep Elementary School

Address: 281 9TH AVENUE, NEW YORK, NY, 10001

Email: PS33PTA@GMAIL.COM

Website: <https://www.ps33pta.org/>

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments
Date: Monday, March 11, 2024 1:53:01 PM

From: Motoko Shoboji <shoboji@gmail.com>
Sent: Saturday, March 2, 2024 9:32 AM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: PACT@nycha.nyc.gov <PACT@nycha.nyc.gov>; Corey Johnson <district3@council.nyc.gov>; Jesse Bodine <jbodine@cb.nyc.gov>; Levine, Mark (MBPO) <Mark.Levine@manhattanbp.nyc.gov>
Subject: [EXTERNAL] Elliott-Chelsea Houses Redevelopment Comments

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Dear Mr. Anthony Howard
Director of Environmental Planning, HPD

I am a parent of PS33 Chelsea Prep Elementary School student and I would like to provide comments on scoping for Elliott-Chelsea Houses Redevelopment Plan. While the plan, after completed, will enhance the community, I am concerned that the construction will disrupt my child's learning and well-being.

I would like the City of New York to consider below during Scoping and during construction. Please include them in the ULURP points of agreement, or any other relevant documents.

- **Allocate capital improvements funding** for the PS33 Chelsea Prep Elementary School to upgrade its building components in disrepair, such as auditorium, plumbing systems and bathroom upgrade, and classrooms interiors.
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hours so as not to disrupt the school operation and learning activities. Provide weekly environmental monitoring reports to the School SLT and PTA. Especially for the special education students, this is very important.

- **During construction**, provide a community construction liaison who can communicate weekly construction schedules, listen to any immediate concerns that could come up during construction and relay it to the appropriate people.
- **During Construction**, if scaffolding is used, use the urban umbrella type scaffolding.
- **During Construction**, temporary protective structures such as construction fencing visible from the school to be covered by PS33 students' art work, utilizing NYC's City Canvas program.

Please let me know if you have any questions.

Thank you very much

Motoko Shoboji

Parent and PTA Executive Board member of PS33 Chelsea Prep Elementary School

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Fwd: Fw: the lungs of Chelsea decimated - no NYCHA demolition
Date: Monday, March 11, 2024 1:51:54 PM

From: Raymond D. Shaffer <raymondshaffer@gmail.com>
Sent: Wednesday, March 6, 2024 2:36 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Fwd: Fw: the lungs of Chelsea decimated - no NYCHA demolition

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While walking through the Elliot and Chelsea Houses this morning, which are close to where I live, I noticed that there was a considerable number of mature trees, not located on the sidewalk but within the confines of these houses. Most of these trees are at least 50 years old, and my guess without a count is there are about 100 of them. These trees provide a vital source of oxygen, capture rainwater, and are places where birdlife flourishes. Where will the birds live when the buildings are demolished? In addition, the wildlife will be chased away by the noise and bad air caused by demolition and construction. Even if trees are planted after the construction, they cannot do the tremendous work that full-grown 50-year-old trees can do.

Not only does NYCHA at Chelsea and Elliot Houses provide the neighborhood with a diverse socio-economic environment, but it also provides open spaces and beneficial trees. Similar concerns extend to the numerous trees at the Fulton Houses.

Sincerely,
Raymond Shaffer

Dept of Housing Preservation + Development
Anthony Howard
100 Gold St #7-A3
NY NY 10038

Dear Mr. Howard

Your new housing development plan
will fail because you do not have a
plan to Remove the tremendous amount
OF GARBAGE that litters all
the sidewalks adjacent to the buildings
on W 17th St between 10th + 9th in
Manhattan, also 18th St. + 19th St.

There are only a very tiny minimum OF
GARBAGE CANS in these areas. Garbage surrounds
all the playground areas. It is a terrible
health hazard. You people should go
visit these areas + see for yourselves.

The Residents are NOT to blame if there are NO garbage cans they have to throw the garbage on the sidewalk,

The people who collect the garbage are also not to blame. They do their best.

But there are NO big garbage cans. There are 2 little cans in front of a big building having 200 families /
What kind of plan is this?

NEW YORK NY 100

10 JAN 2024 PM 12 L

Dept of Housing Preservation
and Development

Anthony Howard

100 GOLD ST. #7-A3

New York, NY 10038

10038-161903



Dept of Housing

Att: Anthony Howard

Thank you FOR there now
being 5 Garbage cans instead
of 2 garbage cans in the Rear door
area of 418 W. 17th St. Three more
are still needed. A big improvement
already has occurred.

However in the Front of the
building there are only 2 cans. That
is very very POOR planning. How can
200 Families in a 25 floor building
share 2 little garbage cans? This
violates board of health standards.

See what you can do, SIR.
much Thanks.

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Opposition to Destruction of Elliot-Chelsea and Fulton Houses
Date: Tuesday, February 6, 2024 11:49:39 AM

From: Laura Stackhouse <stackbooksinc@gmail.com>
Sent: Sunday, February 4, 2024 4:11 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Opposition to Destruction of Elliot-Chelsea and Fulton Houses

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Hello,

I am a neighbor of the Elliot-Chelsea houses and I wanted to voice my opposition to the current plan to demolish these housing projects.

The plan seems like a cash-grab, the displaced community will almost certainly not be fully restored to their apartments in Chelsea, and the ensuing noise, pollution, traffic issues and chaos that will happen once construction starts is a nightmare for our neighborhood.

No matter how it is presented, this plan appears to be a way to get poor people out of the wealthy Chelsea neighborhood and to increase property values in the surrounding area.

A sad day for Chelsea and New York City in general, if this plan is able to proceed.

Thank you,
Laura Stackhouse



March 8, 2024

Department of Housing Preservation and Development
Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038.

Submitted via email to nepa_env@hpd.nyc.gov

Re: Notice of Intent to Prepare an Environmental Impact Statement for the Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan, New York

I. Introduction

The Legal Aid Society and the Community Service Society of New York jointly submit these comments in response to the “Fulton and Elliott-Chelsea Houses Redevelopment Project Draft Scope of Work to Prepare a Draft Environmental Impact Statement” (“DSOW”), published on January 5, 2024, and to inform the NYC Department of Housing Preservation and Development (“HPD”) and the New York City Housing Authority (“NYCHA”)’s preparation of an Environmental Impact Statement (“EIS”).¹

The Fulton, Elliott, Chelsea, and Chelsea Addition NYCHA developments (“FEC”) are home to over 4,000 residents living in 2,056 public housing apartments. The Proposed Action in the DSOW would demolish all 2,056 units.² FEC residents currently reside in a “towers-in-the-park” development setting and are spread throughout 18 apartment buildings on two distinct geographic sites, a quarter of a mile apart in Manhattan. The Proposed Action seeks to rebuild and eventually re-house all FEC residents in two new high-rise towers (up to 39 stories high). The DSOW proposes constructing up to 3,054 new dwelling units, which would include 2,500 market rate units spread over 70% of the area of the FEC sites, in up to 15 new buildings. Undoubtedly, the Proposed Action will have a significant impact on the FEC community, the surrounding neighborhood, and environment. Therefore, it is of great importance that the EIS examines the full impact of the Proposed Action.

¹ NYCHA and HPD published a “Notice of Intent To Prepare an Environmental Impact Statement for the Fulton Elliott-Chelsea Houses Redevelopment Project in Manhattan, New York” (“NOI to Prepare an EIS”) on January 8, 2024.

² NYCHA’s official development map (<https://www.nyc.gov/assets/nycha/downloads/pdf/nychamap.pdf>) states that there are 608 units in Elliott, 425 units in Chelsea, 96 units in Chelsea Addition, and 944 units in Fulton, totaling 2,073 units across Fulton and Elliott-Chelsea Houses. The NOI to Prepare an EIS and DSOW both state there are 2,056 units. It is critical that NYCHA explains this discrepancy.

To that end, we submit these comments to highlight our concerns regarding the DSOW and the Proposed Action.

II. Background and History

The Proposed Action is the next step in a “bait and switch” by NYCHA, the Related Companies (“Related”), and Essence Development (“Essence”). They turned what was clearly designated as a “no demolition” plan to rehabilitate the historic public housing units at FEC into a campaign for the full demolition of all public housing units³ and the addition of over 2,500 market rate and approximately 900 allegedly affordable units. The historic public housing buildings that are threatened with demolition are in an area that NYCHA admits has “seen rapid changes and significant increases to the cost of living” and where the public housing units represent one of the few “remaining bastions of deeply affordable housing.”⁴

Following overwhelming community objection to a draft proposal from NYCHA that considered *partial demolition* to repair and renovate FEC, a demand for more community input and transparency led to the formation of the Chelsea Working Group (the “Working Group”). Resident representatives, elected officials, Manhattan Community Board 4, housing and legal advocates, the Mayor’s Office, and NYCHA met weekly over the course of more than 15 months and produced a report and recommendations for a plan to address capital needs and repairs at FEC. One of the top priorities for FEC residents that came out of the Working Group was a commitment to no demolition of homes at FEC. The Working Group’s report and recommendations helped to support FEC residents’ decisions regarding the future of their housing conditions and informed the issuance of a Request for Proposals (“RFP”) issued by NYCHA in May 2021. Significantly, throughout the RFP process, NYCHA repeatedly stated that “there shall be no demolition involved in the rehabilitation of existing residential units [at FEC].”⁵

The DSOW fails to accurately portray the Working Group’s efforts and claims that the new full demolition plan, a 180-degree change in direction, is a “resident-led” change driven by a “resident survey.” Far from being resident-led, this new plan is the result of Related’s drive to secure and build 2,500 market-rate units and high-rent retail locations throughout the 3.25 acres of public land that make up FEC, located in one of the most desirable neighborhoods in the world, steps away from the Related-owned development of Hudson Yards.

Residents had a week to complete the survey⁶ that NYCHA, Related, and Essence use to justify the demolition of every unit of public housing at FEC. The survey packet, which allegedly was mailed to every FEC household, included a survey and informational document⁷. It did not

³ Significantly, under the Proposed Action, one of the two initial buildings that will be demolished is a senior-only building, home to over 100 senior New Yorkers.

⁴ This quote comes from a template letter to the U.S. Department of Housing and Urban Development provided by NYCHA to potential sponsor organizations in support of its application for a Choice Neighborhoods Implementation Grant. A copy of the letter is attached as Exhibit A.

⁵ Request for Proposals to Implement a Community-Driven Preservation and Investment Strategy for Fulton and Elliott-Chelsea Houses 5, 10-11, 15, 18 (April 2021).

⁶ A copy of the survey is attached as Attachment B

⁷ A copy of the informational document is attached as Attachment A

adequately inform or educate residents about the proposals in front of them. None of the materials mentions new infill residential units, including 2,500 market rate units, which would more than double the total number of apartments on the FEC sites.” The informational packet that accompanied the survey *only* references temporary relocation when describing the rehabilitation option. There is no mention of temporary relocation in the packet sections describing the two demolition options (new construction with and without rezoning).

The layout of the survey strongly favors “new construction.” None of the three options included on the survey— “1A. New Construction with Rezoning,” “1B. New Construction with Existing Zoning,” or “2. Rehabilitation of existing units”— mentions “demolition,” despite both of the first two options *requiring* complete demolition. Instead, its three options, including rehabilitation, are listed under the heading “new construction/full replacement.” Nowhere on the survey does it state that the results are binding, nor was there any verification of survey participants as residents of FEC. To date, the results of the survey have not been shared with those who have requested access, including many advocates, government officials, and NYCHA residents. Additionally, it is unknown whether the survey was offered in any language other than English. The organization named by NYCHA, Related and Essence as the “administrator and auditor” of the survey, Citizens Housing and Planning Council (CHPC), admits that it had no such role.⁸

We are very concerned that, after NYCHA accepted Related and Essence’s bid on an RFP for a full rehabilitation/zero demolition project with minimal temporary relocation, the Proposed Action has morphed into the full demolition of 2,056 units of historic public housing; the construction of up to an additional 2,500 units of market rate apartments and 900 purportedly affordable units on public land; and demolition of the Hudson Guild, a historic community center.

III. Areas of Concern

A. *Rejection of a “Rehabilitation Alternative”*

As explained above, the Working Group’s recommendations and report explicitly called for the full rehabilitation of all existing residential units at FEC, with an emphasis on minimal temporary relocation and absolutely no demolition of any existing residential units.

Inexplicably, the original plan for rehabilitation described in the Working Group report, which ultimately formed the basis for the RFP, does not even appear as an “Alternative” under the DSOW. Rather, the “No-Action Alternative,” the very thing that the Working Group was established to address and resolve over five years ago, now calls for nothing more than “routine maintenance.”

The alleged impetus for abandoning the rehabilitation plan was the PACT Partner (a joint venture between Related and Essence) “complet[ing] a comprehensive, five-month pre-design due diligence process that revealed significant, previously unanticipated capital repair needs and determined that extensive temporary relocation of residents would be required as a result of the

⁸ A copy of correspondence with CHPC Deputy Director, Sarah Watson, is attached as Attachment D.

particular conditions of major building systems.”⁹ To date, no documentation from this due diligence process has been provided to the Working Group or many other community stakeholders, despite repeated requests.¹⁰ Neither NYCHA nor Related have provided a concrete, substantive explanation for how the estimated total cost of rehabilitation went from \$366 million to over *one billion dollars*.

NYCHA has completed 61 Permanent Affordability Commitment Together (“PACT”) conversions, covering almost 16,000 units.¹¹ This project in Chelsea, spearheaded by Related, is the first to claim that the cost of repair needs is more than three times the initial estimate, requiring a new plan that bears no resemblance to the one contemplated under the RFP for rehabilitation.

The analysis of this project, including the EIS, must include a new full-scale needs assessment, performed by an independent third party. It should also clearly identify where and why the result of the initial “due diligence process” diverged so drastically from the adjusted Physical Needs Assessment conducted by an independent third party, which served as the basis for the RFP and the Working Group’s recommendations. The EIS should also examine the alternative of re-bidding the RFP. At one of the meetings of Manhattan Community Board 4 (“CB4”), a long-term member of CB4 reported that, in over 40 years of being actively involved with CB4, they had never seen a situation where such a drastic change in plan had not been subject to a re-bid by a city agency, with a new RFP.

B. *Direct Displacement*

Across the country, Rental Assistance Demonstration (“RAD”) and similar projects have resulted in unfulfilled promises, stalled or nonexistent replacement construction, and the expulsion of communities.¹² Given the extended time frame and complexities and uncertainties of the Proposed Action, we are concerned that the Proposed Action may similarly lead to large-scale displacement, both direct and indirect, creating significant socioeconomic changes in the neighborhood.

While the DSOW summarizes the process for analyzing indirect displacement, it fails to adequately consider the direct displacement effects of the Proposed Action.

⁹ DSOW 9.

¹⁰ A copy of a series of informational request letters sent via email is attached as E

¹¹ PACT is a New York City-specific RAD conversion program which blends RAD vouchers and Section 18 Tenant Protection Vouchers. Tenant Protection Vouchers (“TPVs”) are meant to ensure there is no displacement of low-income residents as a result of various actions resulting in a loss of subsidy assistance.

¹² See, e.g., Morgan Baskin, *Built Hopes up to Break Them Down: Kenilworth Courts Residents Say D.C. Housing Authority Betrayed Redevelopment Promises*, WAMU.org (Oct. 6, 2023), <https://wamu.org/story/23/10/06/kenilworth-courts-dcha/>; Evelyn Homes, *Advocates Sue over Plans to Lease Site of Former ABLA Homes to Chicago Fire Football Club*, ABC7Chicago.com (Sept. 5, 2023), <https://abc7chicago.com/affordable-housing-chicago-fire-authority-cha/13740308/> (“The coalition said when the original site was demolished, the CHA promised to replace many of the 3,500 units. So, far only 245 have been created.”).

1. Senior Housing

Under the Proposed Action, the PACT Partner will demolish 96 public housing units—the homes of approximately 110 seniors—first, meaning that those seniors will need to relocate to another area. Citing the *CEQR Technical Manual*, the DSOW notes that because under 500 individuals will be displaced, the Project can be assumed not to alter the socioeconomic character of a neighborhood, and assessment of direct displacement is “not warranted.”¹³ Concerningly, neither the DSOW nor the Notice of Intent to Prepare an EIS mentions the plan is to demolish a senior housing building, forcing relocation of every single senior resident.

The seniors who live in the designated senior buildings in FEC are an important part of the community. Displacing them will change the character of the neighborhood, even if they number fewer than 500 people. Additionally, if the seniors are unable to secure replacement housing in the immediate vicinity of their homes and must move to neighborhoods that are more segregated, their displacement may raise Fair Housing Act concerns. Therefore, the EIS should use a lower threshold and analyze direct displacement.¹⁴ The EIS should analyze the following questions, among others, to adequately gauge the potential displacement created by the Proposed Action:

The DSOW states that “approximately 120 households would be relocated either in vacant existing units in other buildings on the Project Site or housing units nearby.”¹⁵ This raises the following questions, among others:

- On-site relocation: How many vacant units are on site? How many of them are accessible? Will repairs and modifications be made to them to ensure that they meet the seniors’ needs?
- Relocation “nearby”: What “nearby” housing units would the households move to? Has the Project Partner secured, or even identified, these units? Are their rents within Section 8 voucher payment standards? Do the Project Partner or affiliated entities own these units? If not, are they rent stabilized? If they are not rent stabilized, what guarantees can the Project Partners provide that the senior households do not have to move multiple times during the temporary displacement period? How will the PACT Partner combat source of income discrimination? What is the feasibility (vacancy rates of units within the applicable payment standards) and cost of securing replacement units in Chelsea? What social and healthcare services are available near the relocation units?
- Success of relocation and move to new unit: Relocation counseling and assistance programs often fail to provide adequate services to displaced households, meaning that the households are left on their own to find housing, likely in lower opportunity areas. What types of services will be provided, and on what timeline, to ensure that the relocation counselors and relocating households can establish a

¹³ DSOW 29.

¹⁴ *CEQR Technical Manual* 5-6.

¹⁵ DSOW 21.

successful working relationship? How will NYCHA and the PACT Partner ensure that displaced households will return to FEC when construction is complete?

2. Entire Project

While the Proposed Action contemplates a one-to-one replacement of the public housing units at FEC with Project-Based Voucher units, the EIS should consider the possibility that shifting market conditions or other changes over the next sixteen years may render the PACT Partner unable or unwilling to pursue the Project or pursue it on the same terms, meaning that the number of replacement Project-Based Voucher units would be substantially reduced, and FEC residents would be forced to move. This has happened before with public housing demolition and redevelopment projects, including the ABLA Homes redevelopment project in Chicago involving Related and Related Midwest.¹⁶

The Chicago Housing Authority (“CHA”) forced thousands of public housing residents to move from the ABLA Homes, and in 2003, CHA selected an affiliate of Related and Related Midwest to lead a ten-year redevelopment project involving the construction of 2,441 units, including 750 units of public housing. By 2008, “Related Midwest already was years behind on delivering the units it had committed to. Then the housing market crashed, and progress stalled around the city.”¹⁷ Between 2008 and June 2022, the developers constructed just one new building, and “[e]ven after that project was finished, the [Chicago Housing Authority] still needed to build 1,773 more units, including 469 for public housing residents, to fulfill its commitments.”¹⁸ The EIS should consider the risks of a Proposed Action that involves demolition and not treat the forecasts of a one-to-one replacement of the public housing units as a foregone conclusion, especially given Related’s history with the ABLA Homes project.

C. *Effects on Housing Affordability*

Page 9 of the DSOW states that the purposes of the Proposed Action are to improve the lives of residents of FEC and to “facilitate the construction of additional affordable and market rate housing units to address the critical shortage of affordable housing and housing in general in New York City and financially support the PACT portion of the project.” The EIS should include the latter purpose as an area of analysis as part of a review of the socioeconomic characteristics and commitments of federal resources required by the National Environmental Policy Act (NEPA) Section 102 and various sections of Part 40 of the Code of Federal Regulations (CFR). A review of economic research shows that the Proposed Action is unlikely to result in decreased housing prices for those who need them most.

¹⁶ Mick Dumke, *Chicago Claims Its 22-Year “Transformation” Plan Revitalized 25,000 Homes. The Math Doesn’t Add Up*, Pro Publica (Dec. 16, 2022), <https://www.propublica.org/article/chicago-housing-authority-hud-transformation-plan>.

¹⁷ Mick Dumbke, *This Land Was Promised for Housing. Instead It’s Going to a Pro Soccer Team Owned by a Billionaire*, Pro Publica (June 9, 2022), <https://www.propublica.org/article/chicago-housing-abla-fire-soccer-cha>.

¹⁸ *Id.*

1. Supply effects do not lead to decreased prices in lower-rent submarkets.

The claim that the Proposed Action addresses the shortage of affordable housing by increasing the overall supply of housing in New York City through market rate development is spurious. There is ample research looking at the impact of market rate development. For example, Xiaodi Li (2019) specifically looks at luxury development in NYC and found (as seen in other research) that there is a supply effect (or lowering of rents due to supply increases) for higher end rentals, but this effect does not extend to lower rent units.¹⁹ This is no more evident than in the findings of Anthony Damiano and Chris Frenier's 2020 paper on the effect of new construction on submarket rents.²⁰ It has long been understood that there is no one amorphous housing market that responds the same to new supply, just as there is no one group of suppliers with the same price elasticity. Rather, there are submarkets. Economic theory generalizes behaviors of supply actors and renters, but policy must have a strong basis in empiricism, not just theory. Damiano and Frenier found that new market-rate development was associated with a 3.2% decrease in rents in expensive nearby buildings, but a 6.6% increase in rent for less expensive buildings nearby.

The stated purpose of the Proposed Action corresponds with a significant portion of research that asks, "What impact does supply have on rents?" However, much of this research looks at national datasets and does not venture to segment data by rent levels (as accomplished in Damiano and Frenier), single-family homes, and localities that do not have land constraints.

Denise DiPasquale's still relevant 1999 literature survey, aptly named "Why Don't We Know More About Housing Supply?"²¹ delves into the supply side empirical research and exposes these inadequacies. DiPasquale reviews the studies on supply and finds a muddled trail of research failing to understand the determinants of supply. An overwhelming majority of studies have primarily examined single-family homes, and DiPasquale found that new supply is generally elastic with respect to price, whereas renovations are generally inelastic with respect to price and income. DiPasquale identifies the main two analytical issues with much of supply-side research:

- The unit of measurement— "housing services". For most goods, you can simply account for price per "something"—\$ per yard of rope, \$ per pounds of flour, etc., but housing is price per "quantity of housing services," of which there is no standard measurement. A "unit" of housing services can mean a 250 square foot studio in Manhattan or a sprawling home on the Pacific coast. It can be a luxury condo with all the amenities in the hip part of Brooklyn or a shack with no running water. Hence, research that seriously examines the different relationships between properly segmented "housing services" is more useful. This flaw should also be a red flag for policymakers in New York City. Using studies looking at a

¹⁹ Xiaodi Li, *Do New Housing Units in Your Backyard Raise Your Rents?*, J. Econ. Geography (Dec. 16, 2019), available at <https://blocksandlots.com/wp-content/uploads/2020/02/Do-New-Housing-Units-in-Your-Backyard-Raise-Your-Rents-Xiaodi-Li.pdf>.

²⁰ Anthony Damiano & Chris Frenier, *Build Baby Build?: Housing Submarkets and the Effects of New Construction on Existing Rents*, Ctr. Urb. & Reg'l Affairs (Oct. 16, 2020), www.tonydamiano.com/project/new-con/bbb-wp.pdf.

²¹ Denise DiPasquale, *Why Don't We Know More about Housing Supply?*, 18 J. Real Estate Fin. & Econ 9 (Jan. 1999).

national data full of single-family homes and to make conclusions about Manhattan development is misguided.

- The behaviors of firms that supply goods—suppliers, builders, and owners—are crucial to modeling economic outcomes. Data on suppliers of housing is extremely poor.

When correctly viewing submarkets, the assumption that the cost of rent of new units does not matter, only that the units are built, is false when the goal is to expand affordable housing.

The strongest case that supply effects will outweigh any induced demand, as found in Damiano and Frenier, is the idea of migration chains. This theory proposes that even luxury development helps take pressure off of lower-rent units by providing a preferred option for higher-income renters. The proposition is that the higher-income renter's move to a higher rent unit allows a lower-income person to move into their old unit, which allows a lower income person to move into that person's unit, and so on until the chain ends, but the decreased demand along the way causes lower prices.

2. Migration chain effects are limited.

The strongest migration chain study is Evan Mast's 2019 paper, *The Effect of New Market-rate Housing Construction on the Low-income Housing Market*.²² Mast found evidence of a migration chain stemming from large market-rate developments in central US cities, in which a small percentage of movers in the chain came from below median income census tracts.

However, unequivocally, low-income movers never moved into areas above median income and high-income individuals never moved into areas below it. The migration chain mostly materializes as residents living in units renting for near median rent levels play the equivalent of musical chairs, and the phenomenon ignores neighborhoods with certain characteristics, including communities of color. These findings make sense when we look at general movement within a city: the private market does not suddenly create opportunities for low-income or even middle-income households to make broad gains in geographic socioeconomic mobility. New York City has neighborhoods that have built countless sprawling new towers, yet many remain segregated by class and race. Mast found that communities of color appeared to be "separated from the remainder of the market," meaning that very seldom did people living in the more integrated wealthier neighborhoods ever venture to move into those mostly inhabited by people of color. Mast did find strong evidence that some type of migration chain existed; however, the degree to which it actually made an impact on low-income households is questionable, and Mast points out these limitations:

- The study used the tract level incomes to categorize movers, not the actual rents. It is very possible that many of the moves witnessed were to similarly priced units and were not evidence of across submarket connectivity after all.

²² Evan Mast, *The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market*, 133 J. Urban Econ. (Jan. 2023).

- The study’s estimate for the magnitude of the migration chain effect is based on a simulation with assumptions that can greatly alter the degree to which moves across submarkets occur.
- Amenity affects, or increased costs due to new demand, can occur at not just the site of new development but also in the neighborhood all down the migration chain.
- The reason to pursue policies that allow for migration chains is that the decreased demand eventually lowers prices. However, there can be a neighborhood that exists at “the floor” of the migration chain, which depends on costs of running units. If the chain gets to a unit owned by a landlord that is pricing the unit at the floor for that neighborhood, there will no price effect. As Mast puts it, “rents have reached the minimum cost of housing.”
- Vacancy rates and migration from outside the city mean a less effective (shorter) migration chain and weaker price effect.

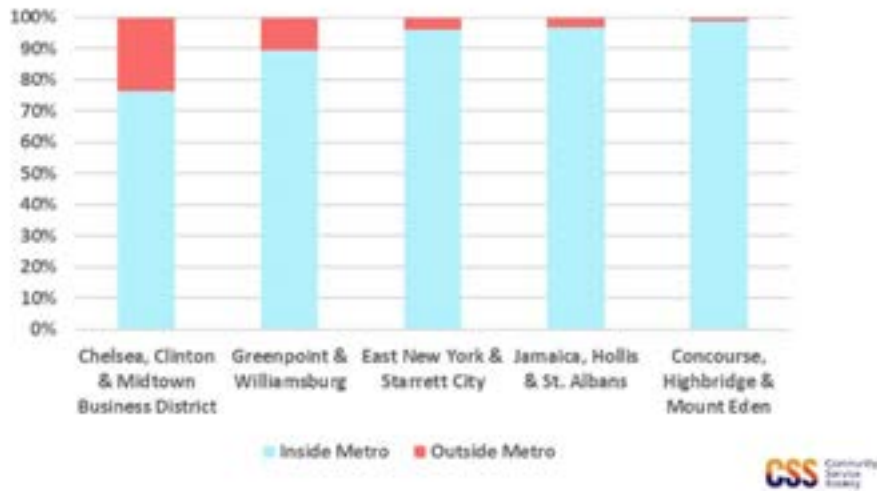
The most important limitations of broad application of the migration chain effect for the Proposed Action is the fifth point above. High vacancy rates are indicative of low demand but also stem from second homes, warehousing, or short-term rentals, which can keep units off the market permanently. But again, there is not one market vacancy rate, there are submarket vacancy rates. The most recent housing survey conducted by the City, the 2023 New York City Housing and Vacancy Survey, reported a vacancy rate of 3.39% for units with rents at or above \$2,400. This is drastically different than the rate of 0.39% for units below \$1,100.²³ The full dataset has not been released yet, but we expect that the rate for units at the higher end—like those that make up the majority of units in the Chelsea neighborhood—have a much higher vacancy rate than this estimate. One of the strongest lessons from the pandemic years was that the luxury rental market can see massive swings in terms of vacancy depending on renter preferences, market conditions, and other factors: the 2021 vacancy rate in Manhattan reached 10.01%, compared to .78% in the Bronx. Manhattan’s rate is still above 2%, while the Bronx vacancy rate remains less than one percent. The vacancy rate for City Council District 3, where FEC is located, is an astoundingly high 7.3% as of the last census according to the city’s own analysis.²⁴

Regarding migration from outside of New York City, neighborhoods like Chelsea are the most popular destinations for New York City newcomers. When asked where they lived a year ago, Chelsea residents were more likely to have moved from outside of New York City than almost every other neighborhood. Table 1 shows how large the difference is between Chelsea and four other neighborhoods.

²³ NYC Dep’t Hous. Pres. & Dev., *2023 New York City Housing and Vacancy Survey (NYCHVS) Selected Initial Findings* 21, <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>.

²⁴ NYC Planning, *Population Fact Finder*, <https://popfactfinder.planning.nyc.gov/>.

TABLE 1- Where Residents of NYC Neighborhoods Lived 1 Year Ago

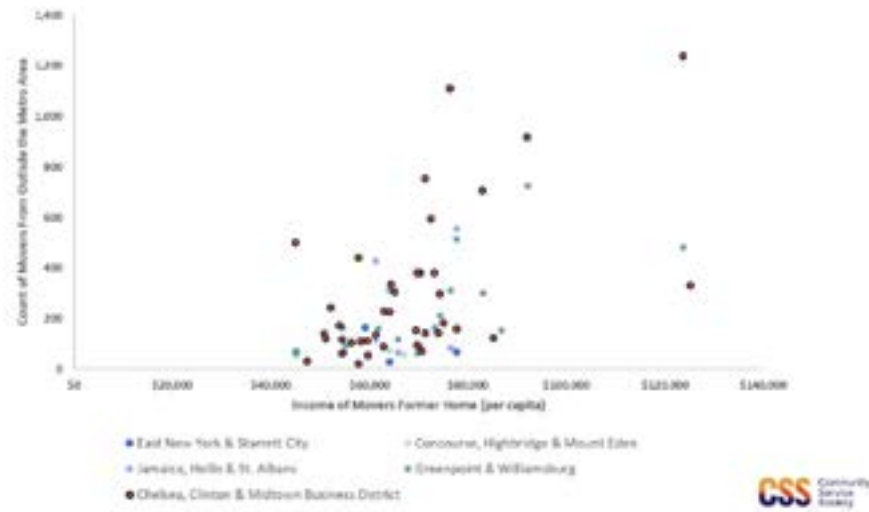


Source: US Census American Communities Survey (ACS) 1-Year, 2010-2022

Not only does Chelsea have more recent movers from outside the NYC Metro Area, but those movers are also wealthier than movers from other neighborhoods. As displayed in Table 2, when comparing the same neighborhoods from the last chart, Chelsea’s out-of-metro recent movers come from metropolitan areas with higher per capita incomes.

Most is clear that when a migration chain ends, the indirect benefits, especially any impact on low-rent units, are prevented. With high vacancy and out-of-metro migration being the key contributors to the end of a migration chain, it is evident that if there are any neighborhoods where the research would expect chains to end early after construction of new units, Chelsea is one of them. The statement that the new market rate units included in the Proposed Action would reasonably “address the shortage of affordable housing” is not founded on any empirical or theoretical basis.

TABLE 2 – Incomes of Residents Newcomers to NYC Neighborhoods



Source: US Census American Communities Survey (ACS) 1-Year, 2010-2022

3. Lack of Housing Affordability and Displacement

We propose that the EIS not make an unsubstantiated assumption that the market rate units are addressing affordability by any appreciable magnitude whatsoever. Therefore, analysis of the impacts of the Proposed Action and alternatives should take seriously the differences on socioeconomic demographics and character of the community in each option. New York City is quickly becoming a city of “Haves.”

The most recent NYC Housing Vacancy Survey (NYC HVS) revealed that New York City is becoming less racially and economically diverse, and the reason is (the lack of) housing affordability. The number of households making less than \$25,000 decreased by 112,300, and those making between \$25,000 and \$49,999 decreased by 64,500. Meanwhile, households making more than \$100,000 increased by 457,000. This is a result of low-income household displacement and high-income migration, given the Census data showing that most of our movers come from higher-income places. (The Fiscal Policy Institute’s recent report went into this population change in detail.²⁵) The NYC HVS itself confirms that 56% of those that moved into homes that were vacant in 2021 and 44% of those that moved into units that were occupied in 2021 made more than \$100,000.²⁶ Meanwhile, only 35% of those who moved out made that income, meaning that high income earners were more likely to move over the last 2 years but, no matter who moved out, high income earners were able to take most of the available units. For the low-income (earning less than \$25,000) households, they were just as likely to stay in their unit, but less likely to leave the city, and even less likely to rent a once occupied or vacant unit.

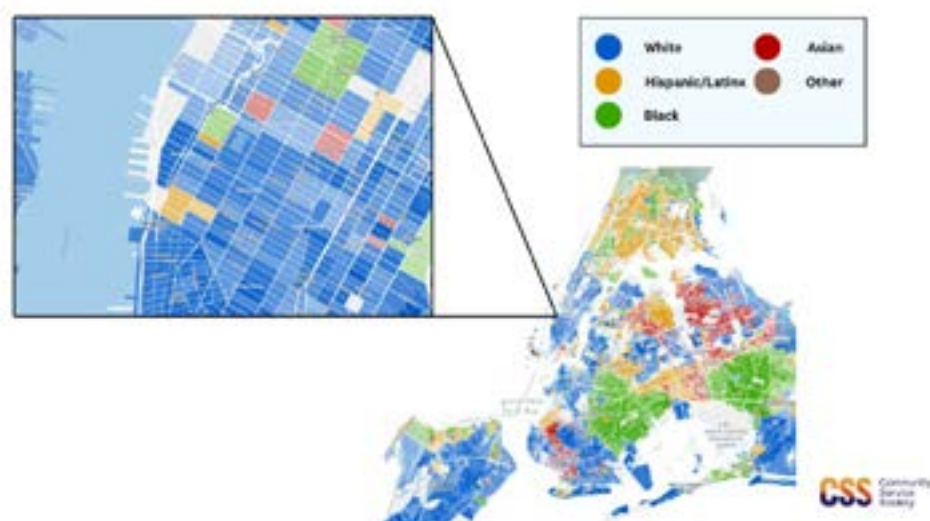
While seeking an additional \$50 Million of funding from the Federal Choice Neighborhoods Initiative for the rehabilitation of FEC , NYCHA has stated that “the Fulton and

²⁵ Emily Eisner & Andrew Perry, *Who Is Leaving New York State? Part I: Income Trends*, Fiscal Pol’y Inst. (Dec. 2023), <https://fiscalfpolicy.org/wp-content/uploads/2023/12/FPI-Who-is-Leaving-Full-Report-Dec-2023.pdf>.

²⁶ 2023 *New York City Housing and Vacancy Survey (NYCHVS) Selected Initial Findings* 46-47.

Elliott-Chelsea community is one of only a few remaining bastions of deeply affordable housing in a community that has seen rapid changes and significant increases to the cost of living in New York City²⁷” We believe that this is correct, and there is no question that the Proposed Action will result in a future where this community remains the only affordable housing in the area and will increase white-nonwhite segregation in one of the least racially diverse and most segregated places in NYC.

MAP 1 – Racial Diversity in Chelsea (by majority race per census block)



Source: CSS analysis of United States Census Bureau, Decennial Census

Manhattan Council District 3, where FEC is located, is not the average New York City district. It has a diversity index of 54%, 21% lower than the citywide average. The percentage of Hispanic and Black residents in the district is respectively 15% and 18% lower than in the rest of the city; in a city that is 22% Black, the district is only 4%.²⁸ There are only a few blocks that are majority Black or Hispanic in the district. These are the blocks where FEC sits, highlighting what these communities truly mean to the region.

²⁷ Note 4, *supra*.

²⁸ New York Hous. Conference, NYC Housing Tracker, <https://tracker.thenyhc.org/district/district-3/> (last accessed Mar. 8, 2024).

TABLE 3 – Dissimilarity Index of Manhattan Council Districts

Manhattan Council Districts	White-Non White Segregation
1	46
2	37
3	29
4	29
5	23
6	24
7	30
8	21
9	29
10	41

Source: CSS analysis of United States Census Bureau, Decennial Census

We include Map 1 and Table 3 above to illustrate the need for vigorous socioeconomic analysis. Council District 3 is much less segregated than other Manhattan council districts when using a common measure, the dissimilarity index. However, this is only because the district is not diverse. Large homogeneous areas and areas where minority groups are very few to begin with score well on dissimilarity indexes, despite a lack of diversity. This highlights the limitations of using a single measure to understand the complex dynamics of segregation and diversity and underscores the importance of considering multiple indices and demographic characteristics when assessing the social and spatial structure of communities. We ask that the anticipated increase in segregation as a result of the Proposed Action be studied with these considerations in mind.

While New York City faces a housing affordability crisis, with the average rent in Manhattan reaching \$4,662 in January 2024,²⁹ the Proposed Action does not attempt to center affordability or fair housing goals. Throughout the city, NYCHA has constructed or is in the process of constructing approximately 2,275 units of either “affordable” or market rate housing on NYCHA property.³⁰ The overwhelming majority of these projects have only 100% affordable buildings, and the mixed income projects reflect the housing needs of our communities. For example, the Wyckoff Gardens plan includes 250 market rate and 250 affordable units, with the latter restricted to households making less than 60% of AMI (\$51,540).³¹ The Proposed Action represents the bare minimum of affordability — the basic Mandatory Inclusionary Housing for a

²⁹ M.N.S. Real Estate NYC, *Manhattan Market Report*, https://www.mns.com/manhattan_rental_market_report (last accessed Mar. 8, 2024).

³⁰ See NYCHA, *Annual Plan and Financial Information*, <https://www.nyc.gov/site/nycha/about/annual-plan-financial-information.page> (last accessed Mar. 8, 2024).

³¹ Pamela Wong, *Mixed-Income Residential Building Will Replace Two Wyckoff Gardens Parking Lots*, Brklyner (Jan. 30, 2018), <https://bklyner.com/mixed-income-residential-building-will-replace-two-wyckoff-gardens-parking-lots/>.

rezoning — in one of New York’s most expensive and exclusive neighborhoods. Manhattan’s District 3’s lack of racial diversity is matched by its class homogeneity. The district has a median annual household income of almost \$170,000 and has a significant number of expiring affordable units over the next half-decade, with more than 3,800 rent restrictions ending between 2023 and 2027.³² The Proposed Action reflects no consideration of fair housing goals in a construction project with a massive public subsidy in the form of zero land costs for the developer.

Given the public investment that will go into this project, most crucially public land facilitating 1,581,871 gross square feet of private development, the EIS should include perform a cost-benefit analysis of the potential ground lease including reasonable alternatives that provide more affordability or, in the alternative, cash flows that will be used to significantly increase affordability. Further, the Proposed Action requires “right sizing” for current household composition meaning that the sizes of units that are rebuilt could be significantly smaller (both in terms of bedroom size and square footage) than those that will be demolished. The loss of bedrooms and apartment square footage should be included in the scope of the EIS analysis.

D. *Historic Significance*

The inception of public housing in New York City was driven mainly by architects and engineers envisioning bold proposals for housing's future. Completely bought into this vision, New York City’s fledgling housing agency launched a competition in 1939 to find the best architects and civil engineers of the day to direct the construction of what we now know as NYCHA. The participants were the likes of Gilmore Clark, William Lescaze, and Jay Downer—individuals who had spent the roaring twenties wowing audiences at the World’s Fair and planning Central Park. This coalition planned the Chelsea and Fulton Houses, among other complexes. Massive slum clearance was to be followed by the construction of the Elliott and Chelsea Houses bordering Chelsea Park to the north sitting between 9th and 10th Avenue. The United States Housing Authority (USHA), formerly HUD, immediately criticized such a plan, chiding NYCHA for building low-income housing in an area with such high land costs.³³ They argued that public housing belonged on sites with much less land value; specifically, it was proposed that such housing should be less dense and restricted to the periphery of the city. It goes without saying that if those voices and the USHA had won this argument, there would be little to no housing in the Chelsea neighborhood for extremely low- and low-income individuals and families.

Elliott Houses specifically were the ultimate reflection of a strategy to build truly dense high rises to replace cleared slums. It is known as the “first large-scale post war rental development to open in the city.”³⁴ The onslaught of voices opposing density and the siting of low-income housing in high land value areas of the city were tremendous. The Citizen’s Housing Council—a precursor to the Citizen’s Housing Planning Council (CHPC)—looked at the project “with extreme alarm” and lamented “the Authority’s trend toward ever-increasing densities, overcrowding of the land in an effort to justify fancy land costs.” They called the developments

³² New York Hous. Conference, NYC Housing Tracker, <https://tracker.thenyhc.org/district/district-3/> (last accessed Mar. 8, 2024).

³³ See generally Gaia Caramellino, *Europe Meets America: William Lescaze, Architect of Modern Housing* (2016); *id.* at 275-279.

³⁴ See, e.g., NYCHA, *13th Annual Report* (1947).

“vertical sardine cans,” as NYCHA looked to erect superblock towers that met the exceeding demand for low-income housing at the time.³⁵ These developments met the need and provided homes for generations of New Yorkers like Caryn Elaine Johnson who spent the first 19 years of her life in Chelsea Houses, before changing her name to Whoopi Goldberg. Fulton Houses was the early home of what is arguably the United States’ preeminent comedy family—the Wayans—with Damon, Shawn, and Marlon all growing up in the community.³⁶ These are just a few of the many shapers of our culture who have called FEC home.

Ultimately, the buildings proposed for demolition are monuments to a time where NYCHA stood against prevailing winds, and any project to replace these monuments should honor that original effort. NYCHA’s developments in Chelsea were historic for being unlike any development the federal government had ever constructed. The Proposed Action returns this historic block to a state of conformity, demoting it to serve as no more than an appendage of the nearby Hudson Yards.

E. *Removal of Community Organization Space*

The Hudson Guild, over 127 years old, is a vital part of the community in Chelsea and significantly, was our host for all but one of the in-person meetings for the Working Group. The Hudson Guild is one of the oldest settlement houses in New York City, founded by Dr. John Lovejoy Elliott, Elliott Houses’ namesake, and is a multi-service community agency offering diverse programming to individuals and families who live, work, or go to school in Chelsea and the West Side, with a focus on those in need. Hudson Guild provides programming to help support and empower its community members and views itself as a public trust.

The Proposed Action calls for the demolition of the Hudson Guild’s physical community space. The DSOW alleges that new spaces will be sourced for those who depend on and are enriched by the services made available by the Hudson Guild. It is difficult to understand how permits are going to be obtained to ensure there are no lapses in these services.

The EIS should fully and carefully analyze how the Hudson Guild will be able to effectively and safely continue valuable programming including (1) Early childhood, full-day, center-based child care, head start, and universal pre-kindergarten to 250 children aged two to four years, year-round; (2) Youth programming development and education, including after school programming for K-8 for 250 students from 2:30 PM to 6:00 PM; and (3) Mental health services with twelve social workers providing 8,000 sessions annually.

³⁵Nicholas Dagen Bloom, *Public Housing That Worked: New York in the Twentieth Century* (2008).

³⁶ Julian Kimble, *Which NYC Housing Projects Have Produced the Most Famous People?*, Complex (Sept. 26, 2013), <https://www.complex.com/pop-culture/a/julian-kimble/which-nyc-housing-projects-have-produced-the-most-famous-people>.

F. *Complaints and Increased Policing—Impact on Use of Public Space and Possible Indirect Displacement*

When analyzing the changes to public space and possible indirect displacement caused by the Proposed Action, the EIS should consider the findings of the 2019 Community Service Society report, “New Neighbors and the Over-Policing of Communities of Color.”³⁷

This study analyzed “quality of life complaints” (largely noise complaints) that were referred by the “311” call center to the City of New York Police Department (“NYPD”) between 2011 and 2017. Among the study’s findings:

- “The highest quality-of-life complaint rates occurred in lower-income communities of color with the largest influxes of white residents.”
- “311 complaints for quality-of-life issues were significantly more likely to end in a summons or arrest in lower-income communities of color that experienced the largest influxes of white residents.”
- “The largest increases in NYPD-referred complaints occurred in communities of color with large influxes of white residents accompanied by new housing development. But within these areas, the complaint rate increased significantly faster where new, city-financed affordable housing development was also present.”³⁸

Even the non-rezoning alternative will result in the number of units on the FEC sites to nearly double. Given that over two-thirds of the new units will be market rate units (under either alternative) and that white residents are disproportionately represented among the population of NYC residents who will be able to afford these market rate units, the Proposed Action will result in a large influx of white residents into the FEC communities. And the Proposed Action will result in subsidized and other affordable housing construction.

If the trends noted in the report continue, FEC residents will likely face an increased number of complaints and resulting NYPD responses due to the Proposed Action. This effect may be exacerbated due to the changes in public space in the development sites. Whereas the outdoor common areas of FEC were previously available to residents of those developments, the Proposed Action will result in the creation of “privately owned public spaces.” In our experience, these spaces are often “public” in name only, and access to and/or enjoyment of them is heavily controlled.³⁹ To the extent that the spaces are open to the public, this means that non-residents would have equal access to them as current residents. The effect noted in the report would have adverse consequences for the current residents in either case.

³⁷ Harold Stolper, *New Neighbors and the Over-Policing of Communities of Color: An Analysis of NYPD-Referred 311 Complaints in New York City*, Community Service Society (Jan. 6, 2019), <https://www.cssny.org/news/entry/New-Neighbors> (hereinafter “*New Neighbors and the Over-Policing of Communities of Color*”).

³⁸ *Id.*

³⁹ See James Barron, *Some Urban Oases Are Closed to the Public*, NY Times (Aug. 7, 2023), <https://www.nytimes.com/2023/08/07/nyregion/some-urban-oases-are-closed-to-the-public.html>.

Therefore, the EIS should seriously consider the warnings in the report, including these ones:

- “City-financed affordable housing is intended, in part, to help long-time residents of marginalized communities stay in the communities they call home. But if staying in these communities means facing a changing cultural landscape that doesn’t resemble the old one and increasingly places long-time residents at risk of heightened police engagement, then city housing policy has failed them.”
- “[E]ven in the absence of an official enforcement action, heightened police engagement that comes with new housing development is part of a broader cycle of disruption and displacement. While the cycle may be triggered by new development and the residential mobility of more affluent residents, it is also fueled by quality-of-complaints that bring more police into communities and leave low-income New Yorkers of color facing more and more police encounters in the neighborhoods they call home—while they can still afford to.”⁴⁰

G. Repairs for Remaining Residents

According to the DSOW, about 1,936 FEC households will remain in their homes during the 16 years of construction that will complete the Proposed Action. Under each Proposed Action alternative, NYCHA has authorized the PACT Partner to make improvements “including enhanced security, increased pest control, and proactive maintenance of heating systems.”⁴¹

The DSOW does not mention what, if anything, the PACT Partner or NYCHA would do over the next 16 years to remedy the myriad other serious conditions that residents currently face, including leaking roofs, mold, defective plumbing, crumbling facades, elevator outages, inadequate heat, and lead paint exposure.⁴²

Poor housing conditions have significant impacts on physical and mental health, especially for children and the elderly.⁴³ They are also a driver of displacement.⁴⁴ Other than the vague statement regarding “improvements” quoted above, NYCHA and the PACT Partner have not published any commitments regarding what steps they plan to take to ensure that those remaining in FEC during a lengthy estimated construction period have safe and healthy homes. Their commitments must include the investment needed to bring FEC homes into compliance with the standards set by local, state, and federal regulations in the next few months and to maintain those conditions during the EIS process and beyond.

Even assuming the project remains on schedule, infants born to current residents will nearly reach adulthood before the development is complete. Unless an adequate plan is put in

⁴⁰ *New Neighbors and the Over-Policing of Communities of Color*.

⁴¹ DSOW 15.

⁴² E.g., *Chelsea NYCHA Working Group Report 7* (February 2021).

⁴³ See generally *Quality of Housing*, U.S. Dep’t Health & Human Servs., <https://health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/quality-housing#cit3> (last accessed Mar. 8, 2024).

⁴⁴ NYC Equitable Data Explorer, Environment and Health Data Portal, *Displacement Risk*, <https://a816-dohbesp.nyc.gov/IndicatorPublic/key-topics/housing/displacement/> (including housing conditions as a data point for determining displacement risk).

place, these children will spend their entire childhood living in hazardous conditions, with a demonstrated adverse effect on their health, while a multi-billion-dollar development is constructed next door. Similarly, unless NYCHA and the PACT Partner establish an adequate plan, many residents may feel that they have no choice but to move to protect their families before the development is complete. Such results would be unconscionable.

Therefore, when analyzing the various alternatives, the EIS should identify the full array of repairs needed over the life of the project to ensure residents' health and safety.

H. *Vacant Units and Temporary Relocation of FEC residents*

NYCHA claims that it is holding over 100 FEC public housing apartments vacant to prepare for the relocation of over 130 households if the Proposed Action receives approval.

The EIS should audit and determine exactly how many units within FEC are vacant, and whether those units align with the needs—for example, the number of bedrooms and accessibility features—of each household that is going to be displaced due to demolition.

NYCHA and the PACT Partner have confirmed that not every household displaced due to demolition will be able to remain onsite within FEC during the demolition and lengthy construction period. We are concerned about where those households will live and the impact of relocating the senior residents of Chelsea Addition, many of whom are advanced age seniors and have disabilities.⁴⁵

NYCHA is not currently receiving rent revenue or a federal operating subsidy for the approximately 100 units (about 5% of all FEC apartments) that are sitting vacant in anticipation of the Proposed Action. The EIS needs to examine, as part of the consideration of all *alternatives*, the cost of keeping units “off-line” for multiple years, as well as the impact on NYCHA and the households on the NYCHA waitlist that cannot access these valuable units, including homeless households, veterans, and survivors of domestic violence.

During the lengthy proposed construction period, there are likely to be many households within FEC who need and are entitled to transfer to another apartment within FEC to address health concerns and/or as a reasonable accommodation. The demolition of 130 apartments at FEC will obviously reduce the number of apartments available to accommodate transfer requests within FEC. The EIS needs to examine data about transfer requests at FEC and apartment turnover rates to determine the impact of such demolition on the ability of NYCHA to accommodate residents' needs.

I. *Environmental Justice*

There is strong and tried guidance on how to analyze environmental justice (EJ) impacts during NEPA reviews. Executive Order 12898 directed federal agencies to develop guidance on addressing impacts on low-income and minority populations, after which the Council on Environmental Quality (CEQ) produced regulations. The NEPA Committee of the Federal Interagency Working Group on Environmental Justice's *Promising Practices for Environmental*

⁴⁵ See Section B.1, *supra*.

Justice Methodologies in NEPA Reviews provides sound methodologies to navigate the consideration of EJ during the NEPA process. We recommend that the EIS include:

- Consideration of EJ and use of Promising Practices for Environmental Justice Methodologies in NEPA Reviews when developing the EJ section of the DEIS;
- What sources will be used to measure demographics; and
- Definitions of the “reference community” and the “affected community”—definitions which are each used to analyze whether there are disproportionately high and adverse human health or environmental impacts by comparing the impacts to the affected community with the impacts to the reference community.

IV. Alternatives

We request that the EIS modify the alternatives described in the DSOW and include alternatives with more significant differences. The comparative analysis of the rezoning and non-rezoning alternatives will provide little to no useful data. We specifically request that the EIS study three additional alternatives.

A. Additional Alternative 1: Zero/Low Embodied and Operational Carbon Alternative

Both New York State and New York City have set ambitious greenhouse gas (GHG) emission reduction targets to combat climate change, reflecting their commitment to environmental sustainability and leadership in climate action. The State’s Climate Leadership and Community Protection Act (CLCPA) of 2019⁴⁶ is one of the most ambitious climate laws in the United States, setting legally binding targets for reducing GHG emissions of 40% reduction in GHG emissions from 1990 levels by 2030; 85% reduction in GHG emissions from 1990 levels by 2050; and a goal to achieve net-zero emissions across all sectors of the economy as soon as practicable, with the remaining 15% of emissions to be offset by 2050, making the state’s economy carbon-neutral.

New York City has its own set of ambitious GHG reduction goals through the OneNYC 2050 strategy,⁴⁷ aiming to align with the Paris Agreement and prevent the worst impacts of climate change. It sets a target of 40% reduction in GHG emissions by 2030 from a 2005 baseline and 80% reduction in GHG emissions by 2050 from a 2005 baseline. Additionally, New York City has enacted Local Law 97 as part of the Climate Mobilization Act, which requires buildings over 25,000 square feet to meet strict GHG emissions limits starting in 2024, contributing significantly to the city’s reduction targets.

Both New York State and New York City have outlined comprehensive strategies and policies to meet these targets, including transitioning to renewable energy sources, increasing energy efficiency, and investing in sustainable infrastructure and transportation. These targets are

⁴⁶ S. 6599.

⁴⁷ NYC Mayor’s Office Env’tl. Justice, *One NYC 2050*, <https://climate.cityofnewyork.us/reports/onenyc-2050/> (last accessed Mar. 8, 2024).

part of broader efforts to mitigate climate change impacts, improve public health and air quality, and promote environmental justice. Page 50 and 51 of the DSOW cites HUD's 2021 Climate Action Plan and states that the EIS will contain an analysis of GHG emissions because it exceeds the 350,000sf development threshold.

An analysis which simply estimates operational carbon emissions of the Proposed Action is insufficient and does not take seriously the aforementioned climate goals. An alternative that includes Silver-Platinum LEED certifications, Passive House Certification, solar panels, VRF HVAC systems, Mass Timber and/or prefabricated construction would more adequately consider the GHG emissions and impact of the Proposed Action. Further, this alternative has major differences in terms of other impacts, most of which are a result of changes to the timeline for construction. A briefer timeline means a decrease in the magnitude of environmental impacts and impacts on traffic and transportation, air quality, hazardous materials and waste, noise, changes to socioeconomic characteristics, environmental justice, and energy.

We are aware of a significant quantity of projects both stateside and abroad where developers have GHG emissions (and health and environmental justice impacts) as central concerns. NYCHA did not issue an RFP that contemplates the resources (including thousands of market rate units without the usual land costs) and massive scope of the Proposed Action and its alternatives. This prevented more capable project teams from proposing more innovative plans, and consideration of an alternative that fits the policy goals of the City, State, and Federal governments is necessary for the EIS.

B. Additional Alternative 2: Increased Affordability Alternative

The EIS should include an alternative that centers affordability: only building enough market rate housing needed to operate the developments without worries of insolvency and using additional space for rent-restricted, affordable housing, with a large portion serving homeless and low-income elderly populations. This alternative will require an understanding of the projected cash flows from the Proposed Action and operating costs of buildings (information which has been requested from NYCHA at multiple junctures). This alternative would not only have a more positive impact on the socioeconomic character of the New York City and the neighborhood, but it would also decrease segregation and align more closely with the Working Group Report and the stated purposes cited in the DSOW.

Also, for the sake of public resources, this alternative could provide an opportunity to utilize an entity like the New York Preservation Trust, which would allow federal and other dollars to be most efficiently used. The Preservation Trust is a public entity that was created to allow for more successful financing and construction during RAD conversions, while allowing NYCHA to remain as the operator. Because this alternative includes market rate units as a means of offsetting costs and bringing in financing, it could present a great opportunity for the Trust to be the receiver of a RAD disposition and save the local, state, and federal government from wasting resources by sending cash flows to a private company.

C. *Additional Alternative 3: The FEC Working Group and RFP Alternative*

The EIS should examine the comparative environmental, socioeconomic, and other impacts of the rehabilitation plan included in the RFP, which proposed new construction of 50% affordable buildings with fewer than 700 new units (compared to the almost 3,500, majority-market-rate new units in the Proposed Action).⁴⁸

V. **Conclusion**

When the EIS examines the considerations discussed above, it will find that there are few benefits to the Proposed Action. Meanwhile, there are significant negative effects: hardship for and displacement of existing residents, exposures to hazardous conditions, increased segregation, destruction of a historic community, impairment of community services, increased emissions, and a massive giveaway of public land to private for-profit corporations.

The shift to the Proposed Action occurred without actual resident support and a dramatic lack of transparency. The EIS should lead to the rejection of the Proposed Action and a return to the Working Group's recommendations—a plan focused on rehabilitating current FEC buildings in a timely manner and the construction, if any, of deeply affordable units, not luxury towers.

We thank you for the opportunity to comment. Please feel free to contact us with any questions.

Sincerely,

The Community Service Society
By: Iziah Thompson, ithompson@cssny.org

The Legal Aid Society
By: Lucy Newman, lnewman@legal-aid.org
Alex MacDougall, amacdougall@legal-aid.org
Evan Henley

About The Community Service Society of New York and The Legal Aid Society

The Community Service Society of New York (CSS) has a 175-year legacy of advocating for low-income New Yorkers through research, advocacy, and innovative programs addressing economic disparity. As a leading nonprofit organization that promotes economic opportunity for New Yorkers, we use research, advocacy, and direct services to champion equity and to address the effects of the state's housing affordability crisis.

The Legal Aid Society (the "Society") is the largest, most influential social justice law firm in New York City. The Legal Aid Society is built on one simple but powerful belief: that no person should be denied their right to equal justice. The Society is counsel on numerous class-action cases concerning the rights of public housing residents. Additionally, staff in the Society's

⁴⁸ Chelsea NYCHA Working Group Report 30-31.

housing law units represent individual NYCHA residents throughout the five boroughs of New York City in proceedings in NYC Housing Court and at termination of tenancy administrative proceedings at NYCHA.

Attachments

Attachment A: FEC Informational Packet

Attachment B: FEC Resident Survey

Attachment C: Template HUD Choice Neighborhood Implementation Grant Letter

Attachment D: CHPC Email RE: the FEC Resident Survey

Attachment E: CSS Information Request Letters with NYCHA

Attachment F: FEC Related Presentation



UPDATE FOR NYCHA RESIDENTS

May 12, 2023

Dear Resident,

Thank you for your extensive engagement with Essence Development and NYCHA to learn about and discuss the opportunities for the Fulton, Chelsea, Chelsea Addition and Elliot community. We are thrilled to work with you through the process to decide whether residents want brand new apartments or to renovate their existing apartments and buildings.

Until May 20th, you will have the opportunity to complete a survey where you can identify your preference for either building new apartment buildings or renovating existing apartments. You must be at least 18 years old and a registered household member to complete the survey.

This packet provides you with the information that has been presented at our resident meetings. Included you will find:

- Information about the two options for re-building, and the option for renovation
- Facts about tenant protections
- Frequently asked questions

Please remember to complete your survey by May 20th, by scanning the QR code on page 10 of this package or by reaching out to HOU at (718) 775-3712.

If you would like to speak with Essence Development or HOU prior to completing your survey, please call HOU at (718) 775- 3712 or write to Essence Development at: fec@essencedev.com.

Best,

NYCHA & Essence Development

A translation of this document is available in your management office.
La traducción de este documento está disponible en la Oficina de Administración de su residencial.
所居公房管理處備有文件譯本可供索取。
所居公房管理处备有文件译本可供索取。
Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

OPTION 1A

New Construction with Rezoning for Taller Buildings in Less Time

- All current residents get new apartment in new NYCHA buildings
- New buildings completed in **6 years** (with move-ins at first NYCHA buildings in 3 years)
- Residents must right-size
- Amenities in each building include central air conditioning, new dishwasher, washer/dryer in every apartment, large multipurpose community space, rooftop space
- Healthcare facilities, grocery stores, retail stores, **100,000+ SF** of new outdoor space with new playgrounds/basketball courts/seating (programmed with resident input) at **both Elliott-Chelsea and Fulton**
- 35,000+** SF new community facilities at **Elliott-Chelsea** and **20,000+** SF at **Fulton** (programmed with resident input)

OPTION 1B

New Construction within Current Zoning for Shorter Buildings in More Time

- All current residents get new apartment in new NYCHA buildings
- New buildings completed in **9 years** (with move-ins at first NYCHA buildings in 3 years)
- Residents must right-size
- Amenities in each building include central air conditioning, new dishwasher, washer/dryer in every apartment, large multipurpose community space, rooftop space
- Healthcare facilities and **60,000+ SF** of new outdoor space with new playgrounds/basketball courts/seating (programmed with resident input) at **both Elliott-Chelsea and Fulton**
- 55,000+ SF** new community facilities at **Elliott-Chelsea** and **35,000+ SF** at **Fulton** (programmed with resident input)
- New **grocery and retail** stores at **Fulton**

OPTION 2

Rehabilitation of Current Buildings

- **Total renovation** of the 2,056 apartments
- Residents must right-size
- **Relocate for at least 21-30 days** to temporary housing
- Construction of **one new 100% affordable building** (apartments obtained via lottery)
- For current buildings: elevators will be replaced but not enlarged, apartment heating systems will be updated, new AC units, lead and asbestos remediated, new windows and building access controls, all major building systems upgraded, new kitchens/bathrooms/floors for all apartments, outdoor spaces upgraded

FREQUENTLY ASKED QUESTIONS (FAQS)

Question	Option 1A	Option 1B	Option 2
How will my rent be determined?	30% of your adjusted gross income, per Section 8 requirements	30% of your adjusted gross income, per Section 8 requirements	30% of your adjusted gross income, per Section 8 requirements
Will I be put into an apartment that appropriately fits my household size according to NYCHA Standards?	Yes	Yes	Yes
Will I be relocated out of my apartment?	Permanent relocation into a newly built NYCHA apartment on-site.	Permanent relocation into a newly built NYCHA apartment on-site.	Temporary relocation while work is completed in their unit; then the residents will return to their original unit.
Will my utilities cost remain the same?	Yes	Yes	Yes
Will I have free Wifi?	Yes	Yes	Yes
Will there be newly activated outdoor greenspaces?	Yes	Yes	Yes
Can I control the temperature in my apartment?	Yes	Yes	No
Will I have central air conditioning	Yes	Yes	No
Will I have a Washer/Dryer in-unit?	Yes	Yes	If you currently have a washer machine, you will be able to keep it.
Will I have a dishwasher?	Yes	Yes	No
Can I keep my pets?	The site pet policy will be enforced	The site pet policy will be enforced	The site pet policy will be enforced

Have other questions? Contact the development team at fec@essencedev.com

MEANWHILE PLAN - OPTIONS 1A & 1B

Exclusively with Options 1A & 1B, the development team will deploy a Meanwhile Plan to make site improvements before new construction is set to start

SECURITY

24/7 team to provide an enhanced level of security



Foot Patrols



Door Access Controls



Additional Interior Cameras



Roof Alarm Systems



Monthly Security Meetings



NYPD Substations

MAINTENANCE

Address all Tier 1 open Work Orders within units



Unit, Building, and Landscape Extermination



Address heating issues prior to winter



Address hot water issues



Better maintain and respond to elevator outages



Address all lead hazards in units with children under 6 years old

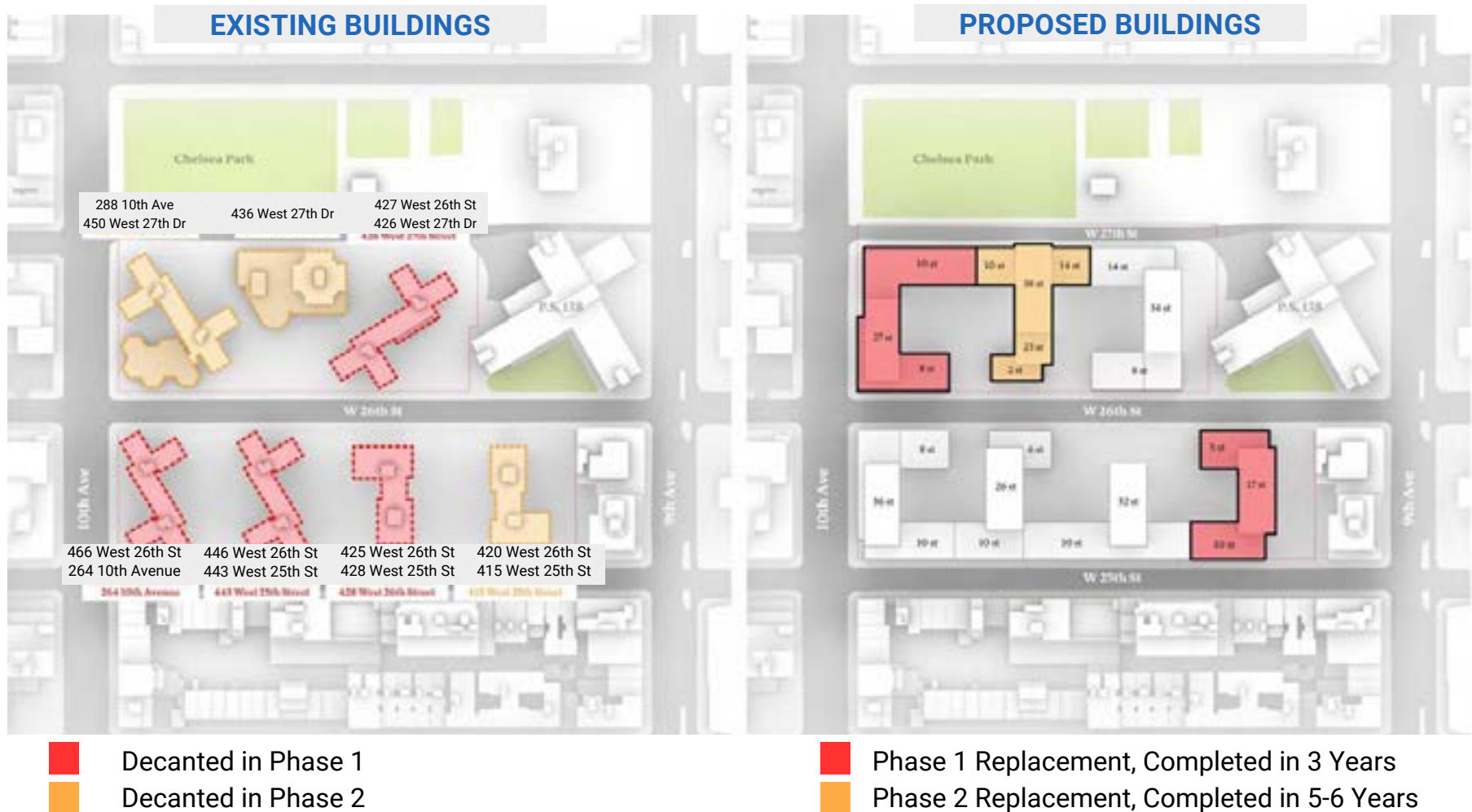


Responsive remediation or repair of mold and leaks

OPTION 1A

New Construction with rezoning for taller buildings in less time

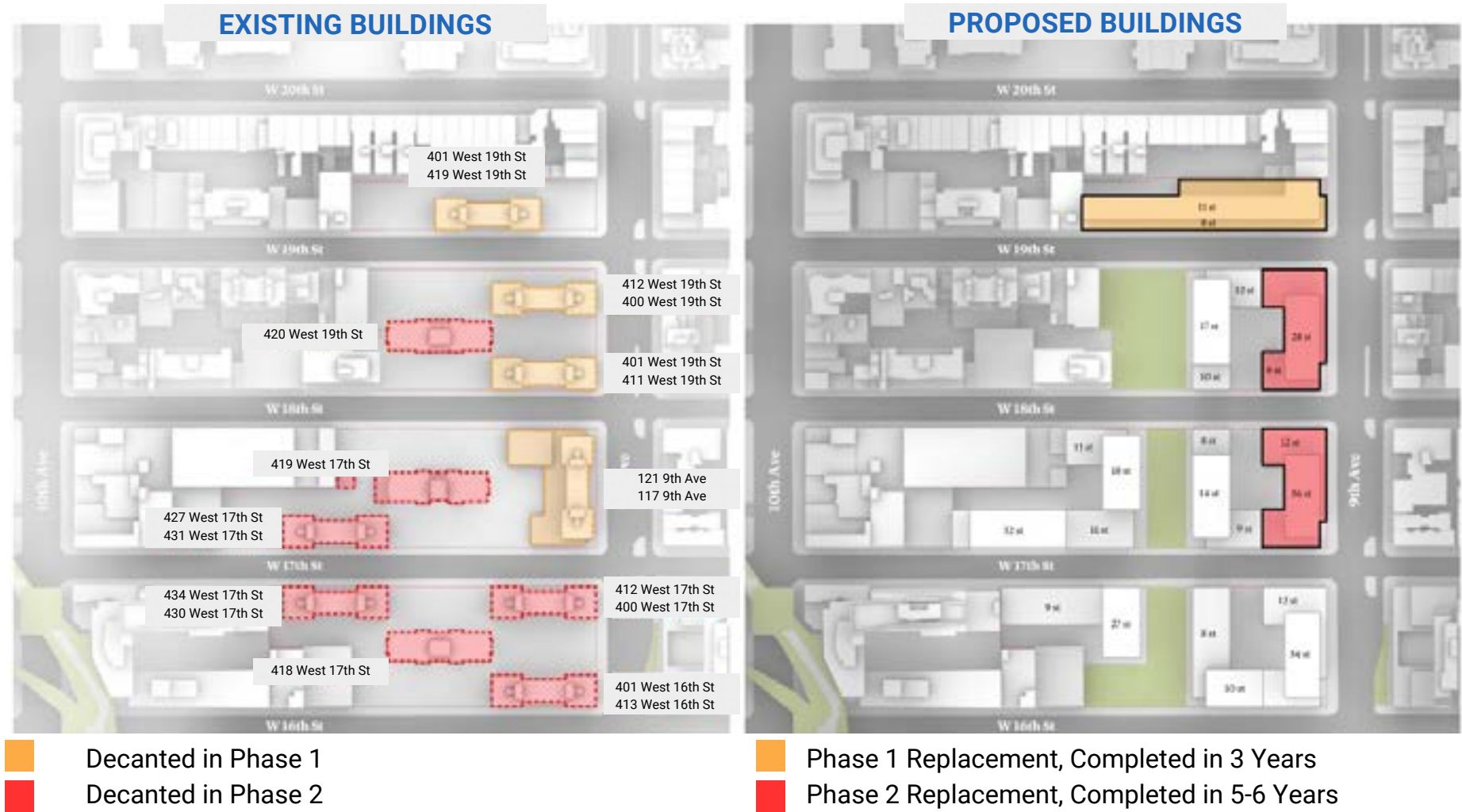
ELLIOTT CHELSEA BUILDING REPLACEMENT SUMMARY



OPTION 1A

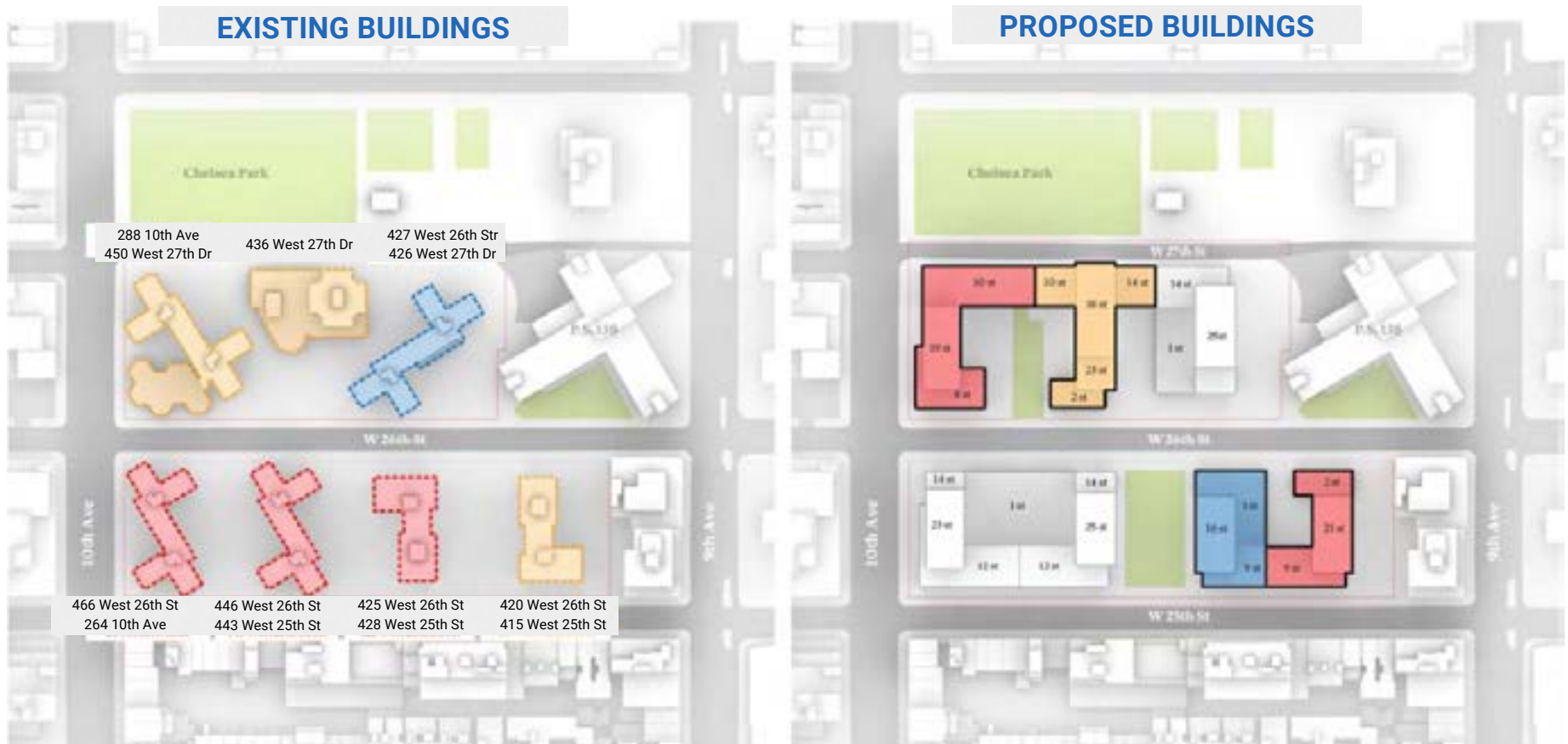
New Construction with rezoning for taller buildings in less time

FULTON BUILDING REPLACEMENT SUMMARY



OPTION 1B New Construction within current zoning for shorter buildings in more time

ELLIOTT CHELSEA BUILDING REPLACEMENT SUMMARY

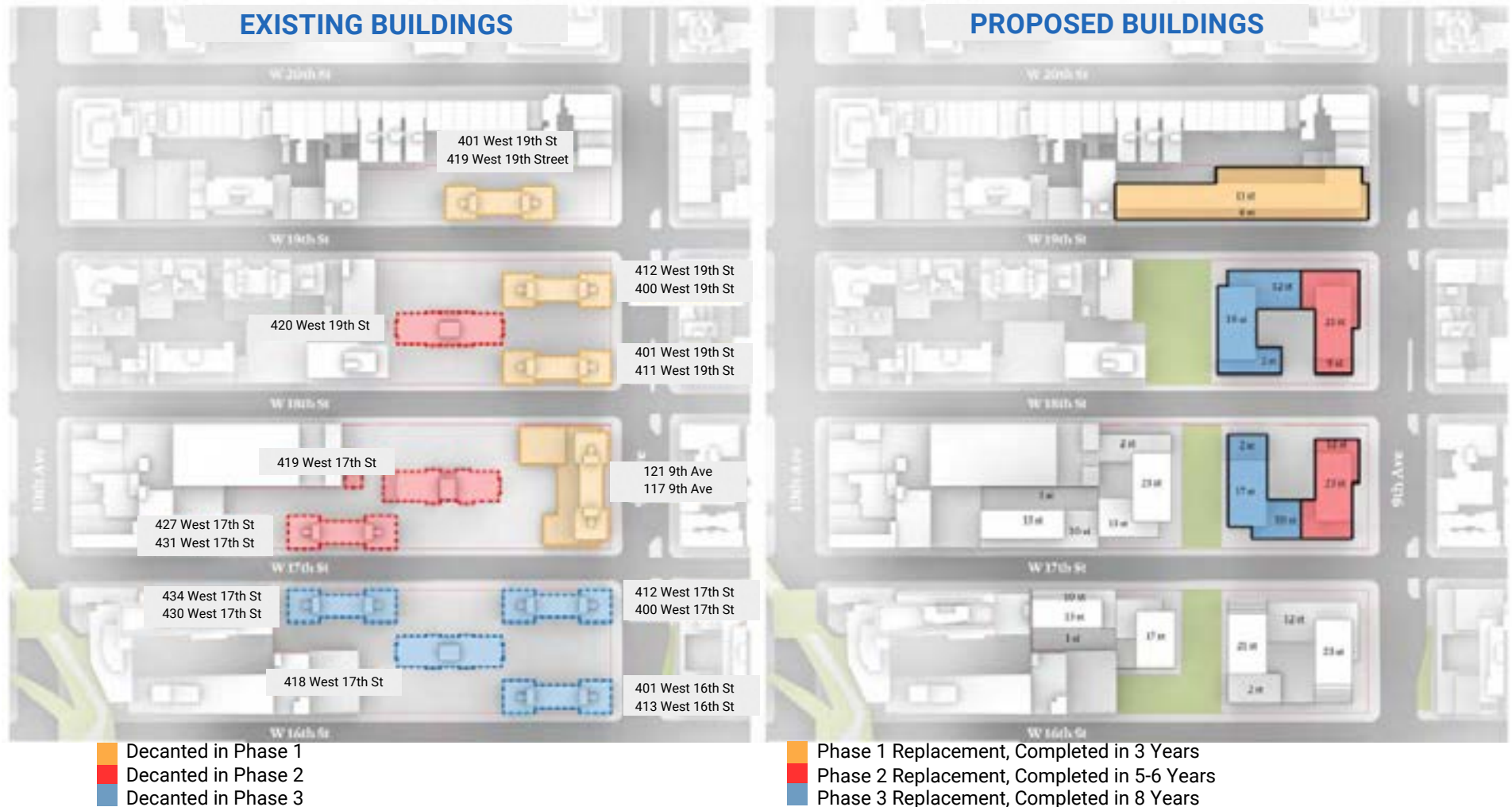


- Decanted in Phase 1
- Decanted in Phase 2
- Decanted in Phase 3

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years
- Phase 3 Replacement, Completed in 8 Years

OPTION 1B New Construction within current zoning for shorter buildings in more time

FULTON BUILDING REPLACEMENT SUMMARY



RESIDENT SELECTION PROCESS

To be eligible to make a selection, you must confirm:

- You are a named lessee on an apartment located at Fulton or Elliott, Chelsea, or Chelsea Addition and;
- You are at least 18 years old

Ways to Submit your Selection

- Scan the QR code to the right to submit your electronic ballot
- Contact HOU to receive a paper ballot at (718) 775-3712



Citizens Housing and Planning Council (CHPC) is overseeing and auditing the survey process and results.
For more information on CHPC, visit www.chpcny.org

PACT TENANT PROTECTIONS

Your rights and protections are guaranteed through the following legal agreements and documents:



**Regulatory
Agreements**

between HUD, NYCHA, and the
development team



**Rental
Agreements**

are between the residents and
the development team



**Management
Documents**

between NYCHA and the
development team



**Conveyance
Documents**

such as the ground lease between
NYCHA and the development team



**Organizational
Documents**

between NYCHA and the
development team



PACT TENANT PROTECTIONS

Regulatory Agreements include use restrictions, affordability requirements, approval & removal rights

Key Resident Protections

- Units are for low-income families and will remain permanently affordable
- NYCHA defines the tenant selection process and form of lease
- NYCHA can remove development team if it breaks obligations of contracts

Where to Find These Protections

- (1) RAD Use Agreement
- (2) Declaration of Restrictive Covenant
- (3) NYCHA Regulatory Agreement



PACT TENANT PROTECTIONS

Rental Agreements include the lease between residents and the development team, which defines rental calculation, house rules, and other important rights and responsibilities.

Key Resident Protections

- Households will pay no more than 30% of income on rent
- Residents have the right to a hearing to resolve grievances
- Lease renewal is automatic if a household is in good standing

Where to Find These Protections

(1) Residential Apartment Lease



PACT TENANT PROTECTIONS

Management Documents include tenants' rights and protections and property manager's obligations

Key Resident Protections

- Residents' rights to organize, receive resident participation funds, grievance and lease termination proceedings, succession rights, and choice mobility are guaranteed
- The property manager must maintain the development according to certain standards
- The hiring of NYCHA residents and policies for M/WBE procurement opportunities must be followed

Where to Find These Protections

- (1) Control Agreement
- (2) RAD Housing Assistance Contract



PACT TENANT PROTECTIONS

Conveyance Documents include the ground lease between NYCHA and the Development Team

Key Resident Protections

- Units are for low-income families and will remain permanently affordable
- Units will be constructed, rehabilitated, operated, and maintained in accordance with HUD's program requirements
- Project must comply with federal requirements such as Fair Housing Act, Rehabilitation Act, Civil Rights Act

Where to Find These Protections

- (1) Ground Lease
- (2) Memorandum of Lease
- (3) Release of Declaration of Trust
- (4) Assignment and Assumption of Leases, Rents, Personal Property & Contracts



PACT TENANT PROTECTIONS

Organizational Documents establish rights and responsibilities of each member of the development team and provide details about each member's internal management

Key Resident Protections

- Obligations under RAD Use Agreement and HUD Declaration must be adhered to
- Certain management decisions that require NYCHA's approval, such as decisions affecting residents' rights
- Certain "events" would give NYCHA the right to remove the development team

Where to Find These Protections

- (1) PACT Partner's Amended Operating Agreement
- (2) Managing Member's Amended Operating Agreement



Attachment B: FEC Resident Survey

Confidential

Fulton and Elliott-Chelsea Resident Selection

Thank you for taking the time to attend the meeting to hear about options and the resident-led selection process for the Fulton and Elliott-Chelsea PACT program. We appreciate you taking the time to make a selection for the future direction of the project. All responses must be submitted by May 20, 2023.

The selection process is being overseen and audited by Citizens Housing and Planning Council (CHPC). For more information on CHPC, visit www.chpcny.org. If you have any questions, please do not hesitate to call the team at 917-601-7220 or email us at fec@essencedev.com.

To be eligible to make a selection, you must confirm:

- 1. You are a named lessee on an apartment located at Fulton or Elliott-Chelsea Houses; and;
- 2. You are at least 18 years old

Contact Information

First Name	
Last Name	
Address	
Apartment #	
Email Address	
Phone Number	

I hereby certify that the above information is true and accurate.

_____ (sign here) _____ (date)

.....

The process I select as my preferred choice for moving forward with the Fulton and Elliott-Chelsea PACT program is the following (*choose 1*):

- 1. New Construction/Full Replacement of existing units (Select one of the below)
Both new construction options include minimal temporary off-site relocation of residents in Chelsea Addition (436 West 27th Dr) and Fulton 11 (401 West 19th St and 419 West 19th St).
☐ 1A. New Construction with Rezoning – Targeted 5- Year Construction Timeline
☐ 1B. New Construction within Existing Zoning – Targeted 6 to 8-Year Construction Timeline
- OR -
☐ 2. Rehabilitation of existing units

Attachment C: Template HUD Choice Neighborhood Implementation Grant Letter

Sponsor Organization Logo

Address and Contact Info of Sponsor Organization

Date

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
451 7th Street, S.W.
Washington, DC 20410

Dear Choice Neighborhoods evaluation team,

On behalf of [sponsor organization], it gives me great pleasure to write this letter in support of the NYCHA application for \$50 million from the U.S. Department of Housing and Urban Development's Choice Neighborhoods Implementation Grant. The Fulton and Elliott-Chelsea community is one of only a few remaining bastions of deeply affordable housing in a community that has seen rapid changes and significant increases to the cost of living in New York City. It is imperative that we preserve and rebuild this community with safe, high-quality, and permanently affordable homes. The Fulton and Elliott-Chelsea redevelopment project seeks to leverage public and private dollars to revitalize distressed public housing, build additional affordable housing, bring back and enhance accessible commercial, community and open spaces, and capitalize critical improvements to the everyday lives of low-income residents and the surrounding neighborhood.

[Describe relationship between Elliott-Chelsea and sponsor organization]

[Insert topline description of function of sponsor organization]

NYCHA's Permanent Affordability Commitment Together (PACT) program centers resident priorities and lived experiences in planning for the critical investments that this community needs and deserves. I believe that NYCHA's vision to leverage the Choice Neighborhood Implementation Grant to further enhance the range of resident amenities, resident support services, and community programs will ensure not only that all households have access to new, high-quality replacement housing, but that families and individuals in the surrounding neighborhood will have the resources needed to support their continued growth and prosperity.

Additionally, this is an opportunity for the city of New York to become a first-time recipient of the Choice Neighborhood Implementation Grant, as other major American cities like Boston, Philadelphia, and Atlanta have done so in the past.

I enthusiastically endorse NYCHA's proposal and look forward to continuing to partner with NYCHA, Fulton and Elliott-Chelsea residents, and the wider community on this important initiative.

Sponsor Org - Sponsor Org Address - Sponsor Org Phone - Sponsor Org URL

Attachment D: CHPC Email RE: the FEC Resident Survey



From: Sarah Watson swatson@chpcny.org
Subject: Re: Fulton Elliott Chelsea Plan
Date: June 30, 2023 at 12:54 PM
To: Lucy Newman LCNewman@legal-aid.org
Cc: Alex MacDougall AMacDougall@legal-aid.org, Iziah Thompson ithompson@CSSNY.ORG, Howard Slatkin hslatkin@chpcny.org

You don't often get email from swatson@chpcny.org. [Learn why this is important](#)

Hi Lucy,
We were nothing to do with the survey - we just tallied the results. You should talk to NYCHA or Essence.
All the best,
Sarah

From: Lucy Newman <LCNewman@legal-aid.org>
Sent: Friday, June 30, 2023 9:28 AM
To: Sarah Watson <swatson@chpcny.org>
Cc: Alex MacDougall <AMacDougall@legal-aid.org>; Iziah Thompson <ithompson@CSSNY.ORG>
Subject: Fulton Elliott Chelsea Plan

Hi Sarah: We're processing the news about a new Plan at Fulton, Elliott, Chelsea and would really appreciate seeing the resident survey that was apparently administered there and reviewed by CHPC.

Could you send it to us for review?

Thanks!
Lucy

Attachment E: CSS Information Request Letters with NYCHA



TO: NYC COUNCIL MEMBER ERIK BOTTCHER

FROM: DAVID R. JONES AND IZIAH THOMPSON

DATE: 1/02/2024

RE: RESPONSE TO NYCHA RE: FEC

The Community Service Society of New York (CSS) sent a letter to NYC Council Member Erik Bottcher with questions regarding the plan to demolish and build new units at the Fulton, Elliot, Chelsea Public Housing Developments (referred to herein as FEC). NYCHA issued a response to the letter which clarified some of the concerns, raised new questions, and did not answer several inquiries. In response, CSS submits this response in the hopes of gaining further clarity on the proposed FEC plan and related subjects. This document references the numbers and section headers included in the original letter sent by CSS and cites language from NYCHA's response. Both documents are attached in the appendix to this document. This response is split into 5 subject areas: **1. Rights and the Rebuild, 2. Transparency, 3. Physical Needs Assessment (PNA), 4. "Voting"/ the FEC Survey, and 5. Fair housing/ Affordability**

1. Rights and the Rebuild

In responding to Background Question 2d — in which we asked to confirm that there would be no rightsizing that leads to smaller units — NYCHA confirmed that this was not the case. They stated that there **will** be rightsizing, meaning that *overhoused* residents at FEC should expect to be moved into a smaller unit. They stated that this was a result of Section 8 and 9 regulations, however, it only applies when a properly sized unit is available on the grounds. This is far less likely to happen in Section 9, meaning that in practice, this PACT conversion would lead to a different policy than what would occur if the development stayed in Section 9. Our understanding is that, for example, if there are five people living in a four bedroom, this family would be forced to move into a 3-bedroom post conversion. This also raises additional questions:

1. The Section 8 and Public Housing Occupancy Standards are different. (See Table 1 in appendix.) For example, a father with a son that is six years old or older is allowed a two-bedroom in public housing, but under Section 8 standards they would only be allowed a 1 bedroom. Similarly, any six residents living in public housing would be allowed to stay in a 4 bedroom but only a 3 bedroom under Section 8. Which bedroom size-family composition standard will be used for FEC and all conversions through RAD, Section 8 or Section 9?
2. While it's true that rightsizing is a requirement under Section 9, it is only when a unit becomes available. So, it is functionally irrelevant to many residents but becomes a reality after

demolition. How many households will be rightsized at FEC, and have they been informed of what their unit size will be post demolition?

3. The project team of Essence and Related Companies is being allowed to develop on vital city land and profit from its use. It is unconscionable that the FEC residents and the City would lose public housing rooms in this redevelopment plan. Did NYCHA explore any means of ensuring residents could remain in the unit sizes they currently live in if they prefer, whether it is via a HUD waiver or some other workaround?
4. Furthermore, given that the construction period is estimated to be nine years, how will the relocation agreement deal with changes in household size over the period?

In responding to Background Question 2f, NYCHA confirmed that succession rights post-rebuild will be consistent with public housing.

5. Does this include NYCHA's new policy to allow non-relational occupancy and succession, which was recently added to NYCHA's occupancy policy?

NYCHA's response to Relocation Question 2a verified that the demolition plan will require that 85 households at Chelsea Addition and 35 households at Fulton will be relocated while a new building is being built. Essence and Related will be required to provide these residents with a relocation agreement, signed by both the project team and residents, as is required in all PACT projects. NYCHA maintains that the rest of FEC will only move from their current unit to their new unit. However, they admit that there may be a need for some residents to move on or offsite due to conditions in their units.

6. NYCHA has not provided a likelihood of this nor how many units may be required to do so. This is worrisome since many units could have conditions that require relocation, and with a demolition and new construction happening on site, there may be contaminant discharge, pollutant exposure or other site conditions impacting resident health. NYCHA should be prepared for this and inform and prepare residents for this potential reality. NYCHA wrote that they "do not anticipate other households needing to move off-site because of construction but there might be instances where an on-site or off-site move is required due to existing conditions in an apartment." Will NYCHA more seriously consider the expected conditions in the units and provide residents, the public housing community, and the public with a comprehensive estimate of how many households will be required to move?
7. On the point of the "Meanwhile Plan", who will be making repairs in the public housing units during the construction period? Will NYCHA be funding and carrying out legally required repairs?

2. Transparency

In response to The Request for Proposal (RFP) Question 1, NYCHA provided some context to explain why the proposal is so different from the RFP and why soon after the Working Group stopped meeting, plans changed, and the members of the Working Group were not updated on the changes. The response regarding the fact that the proposed FEC plan departs from the RFP and working group recommendation, signals that moving forward, Request for Proposals may be followed through "in spirit" but the project may not reflect the details and information once the project team is in place.

To RFP Question 4, asking NYCHA why Working Group members were not kept abreast of the major change, NYCHA responded that the Working Group Report states that residents must continue to be at the center of conversations moving forward and that it was “in that spirit that NYCHA and the selected PACT partners continued to center resident expertise and decision making once building conditions were understood to be in worse condition than known in 2021.” We did not find that this answered our question adequately but will note that any future working group or similar gathering should include specific instructions regarding updates and reporting on the engagement process. This answer is contextualized by the practice of very restrictive meetings being held at FEC. A meeting at Fulton Housing, including NYCHA and project team members was only accessible to Fulton Residents, with Elliot or Chelsea residents being turned away, in addition to advocates. Other meetings at Meetings regarding such consequential changes to our city, even at NYCHA, are usually held to conveniently allow residents to attend. In a case where a Fulton resident couldn’t make a meeting, they may benefit from being able to attend a meeting at Elliot where they can ask questions and provide feedback.

8. What purpose does being so restrictive with meetings serve?
9. Does NYCHA feel that the practices that have occurred since the working group fit within the spirit of transparency to the public and other stakeholders? Given our comments, are there any steps NYCHA will take now and in the future to improve on this front?

In response to RFP Question 2, NYCHA stated that resident leaders at FEC “decided to continue conversations about the different options available to them in the fall/winter of 2022/2023.” Resident leaders engaged in the FEC Working Group and attending informational sessions from 2019 to 2021, during which Essence and Related were chosen. In May 2022, Essence and Related hosted the first series of engagements with residents. NYCHA maintains that 4 months later, resident leaders decided that there was a need to pursue other options. Inspections performed in 2022 by Essence and Related showed needs beyond the 2017 PNA. This was shared with residents in meetings this year. But residents in the meetings that occurred after the Working Group concluded “expressed a desire” for new buildings. The videos of these meetings mentioned are not available. Their corresponding links on the NYCHA website are broken:

<https://www.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page>

10. We ask that NYCHA post—or require the project team to post—these meetings and others related to this drastic departure from the working group conclusion, and we request copies of sign-in sheets from meetings in which residents asked to demolish and rebuild the buildings instead of repair and preserve them. Can NYCHA provide these?

Overall, we are worried that NYCHA’s response about transparency regarding the change in the plan signals that stakeholders, the general public, and the NYCHA community outside of a development, should not expect transparency as plans for construction evolve, even if consistent engagement occurred at one point in the process. This is especially troubling as NYCHA has within the last 6 years been found to be abusing the no-bid authority given by the NYC and mislead HUD administrators on multiple occasions.¹ We want public housing to work and continue to exist for future generations of New Yorkers and have been delighted by positive recent changes. However, we hope that the responses

¹ <https://www.cornellpolicyreview.com/home-is-where-the-harm-is-corruption-fraud-and-abuse-in-nycs-public-housing/?pdf=6399>

to these questions do not signal a turn away from the openness that in many ways began with the FEC Working Group.

3. Physical Needs Assessment (PNA)

In answering The Physical Needs Assessment Question 1, NYCHA stated that between the time of the 2017 PNA and now, PACT conversions have all had total needs that exceed the PNA's estimate. This total need is ascertained via "extensive on-site investigations and a Capital Needs Assessment" conducted by PACT-Partners. Despite this reality, NYCHA maintains that the PNA is the "best estimate" at the beginning of the PACT process. Given that the estimate in the FEC case was off by \$778 million, 3 times the initial estimate, the PNA may be the best estimate, but NYCHA must recognize that the utility of the PNA is now questionable to onlookers given these developments, and the agency must reconsider its approach to planning and engagement. This is especially true given NYCHA's own statement that PACT partners consistently state the costs are higher and that the working group here was working with abhorrently flawed information as a result (made worse because NYCHA knew that the estimate was inaccurate).

11. What checks exist to ensure that the CNA estimates provided by the project team are accurate?
12. NYCHA states that a PNA was not done to come to a specific estimate and that HUD will be provided with a CNA and scope of work. Who will carry out the CNA? Can these documents be made public including past PACT examples by NYCHA?

The 2017 PNA assumed that the only electrical work would be limited replacement of light fixtures and similar apartment panels, that there was no ACM disturbance, or need for lead abatement. Due to Local Law 31 and 66, NYCHA's lead testing requirements were expanded. However, NYCHA had no estimate for lead abatement in its PNA, as well as the other mentioned omissions. This again, calls into question the accuracy and utility of NYCHA's PNAs. It also brings in real issues with legitimacy for residents to see needed repairs not included in the PNA.

13. STV AECOM PNA prepared NYCHA's assessment. Has there been any judgement of the contractor's ability to adequately carry out NYCHA's PNAs given consistent underestimation that has occurred for "the past several years" according to NYCHA? What is NYCHA doing moving forward to ensure that needs are adequately tracked?

Furthermore, it is important that in the use of PNAs that NYCHA make it clear that the PNA "is never meant to outline the specific and exact needs of a building or development." This has not always been made clear to the public, residents, and certainly wasn't made clear during the FEC Working Group.

14. Does NYCHA direct all residents reviewing construction plans to view PNAs this way?

4. "Voting"/ the FEC Survey

The following two statements from the Survey section of our letter received no response from NYCHA:

"The survey issued to residents states that, "The selection process is being overseen and audited by Citizens Housing Planning Council (CHPC)." CHPC has since stated that in actuality the only role they

played was simply tabulating the results. The specific quote: “We [had] nothing to do with the survey - we just tallied the results.” Furthermore, there is no information about any oversight, such as controlling for multiple submissions by the same individual and confirming resident addresses and household members.”

“We strongly dispute NYCHA’s public statements that “residents voted to demolish & rebuild Chelsea-Elliott & Fulton Houses” and that “a majority of NYCHA residents at Elliott-Chelsea Houses and the Fulton Houses chose a brand-new construction when given the choice of a tear-down or renovations.” It is deeply concerning when inaccurate information is allowed to be disseminated to residents. We urge NYCHA to commit to never allowing such a thing to occur again. If a majority of residents support a demolition plan, there should be no reason to present them with misleading and inaccurate materials.”

The lack of a response to these comments, despite the responses to other comments that didn’t include questions, is disappointing. It is still not clear why NYCHA has called a survey a vote and presented the process at FEC to be one that garnered a majority of resident support when a) NYCHA has shown the ability to carry out a successful **real vote** at Nostrand, and b) it is clear that a fair and accountable process was not carried out at FEC.

15. Why did the survey state that CHCP oversaw and audited the process when they have since confirmed that they “had nothing to do with the survey” and “just tallied results”?
16. Will NYCHA commit to instituting a process like that which was held at Nostrand moving forward, even if NYCHA wished to convert a property through RAD? If not, why does NYCHA believe that some residents deserve a choice and others don’t?

In response to the Survey Questions 5a and 5b, NYCHA did not answer as to why both the survey and informational packet lacked basic measures of transparency when communicating the options to residents. We reiterate our questions and comments from that section of our letter:

a) The survey’s three options list, “1A. New Construction with Rezoning”; “1B. New Construction with Existing Zoning” or “2. Rehabilitation of existing units” with no mention of “demolition” for either of the first two options (while both would require complete demolition).

b) Nowhere in the 16 pages of the packet or the survey is there mention of new infill residential units with 2,500 market rate units and 900 affordable units for Option 1A (with no information about levels of affordability). The third option, option 2, does mention a 100% affordable infill development. Why was the new, non-NYCHA construction mentioned for the rehabilitation option but not for either of the other options?

c) The only place where temporary relocation is addressed in the packet is under the third option: renovation of existing units. It is not mentioned in options 1A and 1B, which provide for demolition and rebuilding of new units. Why was this choice made?

16. Does NYCHA agree with our characterization here?

17. We realize that the survey and informational packet have already been disseminated, but request that new informational documents be created reflecting the points addressed here. Would NYCHA be willing to share updated materials?

5. Fair housing/ Affordability

NYCHA did not respond to Affordability Question 1, asking why the proposed plan mirrors MIH. One reason why it is crucial to include advocates and other stakeholders in these conversations is that the city as a whole has fair housing and affordability goals that should be weighed. We believe that waiting until the project reaches the ULURP process to negotiate these needs gives a strong advantage to the developer, who likely did not share these goals or the impact the project has on the pursuit of them with residents.

NYCHA also decided not to respond to a comment on the need to play a part in addressing the housing affordability crisis in the city and the major role it can play, especially in the FEC context, in pursuing fair housing goals. NYCHA reasons that the plan ensures NYCHA residents have affordable homes after the plan and gave no indication that it shared our concerns about the increasing lack of diversity in the surrounding FEC neighborhood and the missed opportunity of not aggressively pursuing affordability beyond the bare minimum required to include non as-of-right construction to the site.

18. Is NYCHA working to secure the most affordable housing feasible in this deal?

The financing details are being finalized. NYCHA maintains that the infill will subsidize the Project Based Section-8.

19. The question remains: Does the demolition, reconstruction, and management of the public housing units require the new units as cross subsidization?
20. No other PACT project has had this. What percentage of the projected rents from the new buildings will be going towards the public housing maintenance?
21. NYCHA states that it is still finalizing details of financing and development plans. Will NYCHA share details once they are finalized, including:
 - a. How much equity is expected to be provided by the project team? (Split by third party preservation equity (tax credits etc.) and those provided by the for-profit entity.)
 - b. What is the estimate for the project members' Returns on Equity (ROE) (annually, and say for 5-10 years after the construction is finished?)
 - c. Has there been an estimate of the Net Present Value (NPV) of the development team's cash flows 5-, 10-, and 20-years post completion?
 - d. Evidence that the market rate to "affordable unit" breakdown is necessary to the project financing to bring new units to all Fulton, Elliot, Chelsea residents?
 - e. What level of subsidies and/or tax incentives are expected for this project?
 - f. Is HDC providing funds through its Housing Impact Bond Program?
 - g. Would there be cash flow for NYCHA post conversion, by way of the development fee, annual admin fee percentage of cash flow after debt service etc.?
 - h. Is a private, or other type of leverage expected to be used? If so, how much will the principle(s) be, at what rates, and what type of loans?
 - i. What percentage of the \$1.1 billion 20-year capital needs spending would be:
 - i. upfront rehabilitation
 - ii. initial deposit into replacement reserves; and
 - iii. ongoing deposits to replacement reserves?

Appendix:

Table 1

Public Housing		Section 8	
Family Composition	Bedroom Size Qualification	Family Composition	Bedroom
Single Occupant	0	Single Occupant	0
Husband and Wife	1	Husband and Wife	1
Father and Son	1 bedroom if child under 6 years regardless of sex of child; 2 bedroom if child 6 years or older	Father and Son	1
Mother and Daughter		Mother and Daughter	1
Mother and Son		Mother and Son	2
Father and Daughter		Father and Daughter	2
Any Three Person Combination	2	Any Three Person Combination	2
Mother, Daughter, and 2 Sons	2	Mother, Daughter, and 2 Sons	2
Father, Son, and 2 Daughters	2	Father, Son, and 2 Daughters	2
Father and 3 Sons	2	Father and 3 Sons	2
Mother and 3 Daughters	2	Mother and 3 Daughters	2
Father, Mother, and 2 Daughters	2	Father, Mother, and 2 Daughters	2
Father, Mother, and 2 Sons	2	Father, Mother, and 2 Sons	2
Father and 3 Daughters (4X Family)	3	Father and 3 Daughters (4X Family)	3
Mother and 3 Sons (4X Family)	3	Mother and 3 Sons (4X Family)	3
Mother, 2 daughters, son (4X Family)	3	Mother, 2 daughters, son (4X Family)	3
Father, 2 sons, daughter (4X Family)	3	Father, 2 sons, daughter (4X Family)	3
Father, Mother, Son, Daughter (4X Family)	3	Father, Mother, Son, Daughter (4X Family)	3
Any 5 Person Combination	3	Any 5 Person Combination	3
Any 6 Person Combination	4	Any 6 Person Combination	3
Any 7 Person Combination	4	Any 7 Person Combination	4
Any 8 Person Combination	4	Any 8 Person Combination	4
Any 9 Person Combination	5	Any 9 Person Combination	5
Any 10 Person Combination	5	Any 10 Person Combination	5
Any 11 Person Combination	6	Any 11 Person Combination	6
Any 12 Person Combination	6	Any 12 Person Combination	6
Any 13 Person Combination	7	Any 13 Person Combination	7
Any 14 Person Combination	7	Any 14 Person Combination	7
Any 15 Person Combination	8	Any 15 Person Combination	7

Appendix:



TO: NYC COUNCIL MEMBER ERIK BOTTCHER

FROM: DAVID R. JONES AND IZIAH THOMPSON

DATE: 8/17/2023

RE: FEC-RELATED QUESTIONS & CONCERNS

We present these questions and comments in the hopes that the parity and goodwill built by NYCHA engaging in the Chelsea Working Group can be furthered and not wasted. We believe that transparency around these questions, and within the preservation process moving forward, will lead to a positive outcome at the Chelsea, Elliot, and Fulton Houses and NYCHA residents across New York City. As the City Council representative for the area and someone who cares deeply about public housing residents in the 3rd Council District, we hope to work with you on addressing the concerns we have outlined below. We have included a set of 10 comments/requests that we feel would be in the best interest of NYCHA residents. After you've had a chance to review, we would appreciate an opportunity to meet with you to discuss them and devise a path forward to get clarity on these details and how we can work together to protect residents, moving forward.

Background

1. Does the chosen plan—listed as 1A on project team materials— include 100% Section 18 TPVs?
 - a. If so, what assurances are there that the working group's—and general PACT conversion—protections will apply post-conversion given that the RAD regulations do not apply to Section 18 dispositions?
2. Is it confirmed that there will be:
 - a. No rescreening of residents post-conversion
 - b. No termination of Section 8 assistance without notices and a NYCHA hearing
 - c. Transfers within the developments
 - d. No rightsizing that leads to smaller units
 - e. A right to stay for all registered pets
 - f. Succession rights consistent with public housing

Comment 1: Given the fact that Section 18 Demolition is not a process that NYC and NYCHA residents are as familiar with (as it is in other parts of the state and country), it is important that people understand what the protections are and what recourse they have if they are not being provided. In lieu of binding documents, laws, and regulations, NYCHA should facilitate at least a clear representation of promised rights and protections relating to those mentioned above, giving a basis for measuring the impact of such a plan for posterity's sake.

Relocation

1. Does the project team plan to provide a relocation agreement with every resident who would have to be temporarily relocated under the demolition plan with a rezoning known as 1A?
 - a. If so, can we view a copy of the prospective document?
2. How many residents will have to be temporarily relocated, and for how long?
 - a. Is there any expectation that more residents might have to be relocated due to the construction? For example, could contaminant discharge, pollutant exposure or other site conditions necessitate relocation? What is the likelihood of this?
3. Can we receive the details of the relocation plan, including:
 - a. Where residents will be relocated to?
 - b. How the same level of services will be provided to residents during the relocation?
 - c. How will those with disabilities be accommodated during relocation?
 - i. Are the prospective relocation units ADA accessible?
 - ii. If they are NYCHA or HPD units, can we receive confirmation that the units meet the needs of residents that you plan to move into them?
4. What is the breakdown of new Section 8 units by bedroom number post conversion, and does it match the current Section 9 breakdown?
5. What work will be done to existing buildings during the construction?
 - a. Will relocation be required during this work?
 - b. If not, is there a contingency plan for instances where relocation is required due to conditions that may arise during this work (ex. significant lead findings, mold, leaks and other dangerous situations in apartments)?

Comment 2: We believe that it's in the best interest of residents at Fulton, Elliot, and Chelsea developments and others in NYCHA for any temporary relocation—especially in the case of a demolition—to be accompanied by a legally binding relocation commitment specifying where relocations will occur, what the timeframes will be, what accommodations will be made, and other aspects mentioned above.

The Request for Proposal (RFP)

The Chelsea Working Group developed clear goals and values to guide the process of meeting the needs of the FEC community, including:

- Strategies to cover the cost of the estimated \$366 million include PACT conversion, construction of new mixed-income housing, ground floor retail conversions and the construction of commercial space and community facility development.
- That "No existing residential buildings in the NYCHA Chelsea developments will be demolished."
- That "NYCHA residents continue[d] to be engaged... throughout the development process [and that the] engagement must be subject to recommendations made by the Working Group."
- That "The development of residential infill sites must ... minimize market rate units."

NYCHA issued a Request for Proposals (RFP) that reflected the Group's recommendations, and the RFP itself specifically states that "no demolition of existing residential units will be involved in the redevelopment of this site."

1. The new plan does not reflect the RFP nor the Working Group's Recommendations on numerous fronts. Why is such a practice acceptable?

2. When did NYCHA/the project team decide to pursue options that deterred from the RFP?
3. Why was the alternative option explored?
 - a. An [article](#)¹ in the New York Times reported that on June 20th NYCHA was “moving forward with a \$1.5 billion plan to tear down the Fulton Houses and Elliott-Chelsea Houses... after it became clear that replacing the deteriorating buildings would cost about as much as rehabilitating them.” However, in a meeting with Essence, NYCHA, elected officials, and the Legal Aid Society, the development team did not mention the cost but instead noted that residents had initiated the change in approach. Can we receive clarity on which is true?
4. Why were Working Group members not updated on this change in approach?

Comment 3: While we understand that new information and changing circumstances may make an RFP inconsistent with the project, the trust built through the Working Group was tarnished by both the significant departure from the recommendations with unsure details as to why.

The Physical Needs Assessment (PNA)

1. When was NYCHA aware that the capital needs were not congruent with the Working Group’s assumption of \$366 million (\$487 million inflation adjusted number used in NYCHA’s presentation)?
2. Is there a future risk of stated figures in PNAs being incorrect, meaning that the PNA as stated by NYCHA should not be taken as the reality?
3. Who carried out the PNA (estimating \$1,144 million in cost) that the new plan is based off?
 - a. Is this the estimate as presented to HUD?
 - b. Is this estimate subject to the 20-year scope requirement under PACT or is there no requirement because the project has no RAD-conversion units and only Section 18 demo TPVs?
 - c. Much of the increase appears to be related to increases in market pricing. Are any steps being taken by NY or NYC to mitigate these cost concerns? Given the scale of the rehab/replacement work being done, what can be done to secure bargains for NYCHA or manufacturing sector changes that take advantage of economies of scale?
 - d. Why did the original estimate assume that there was no ACM disturbance or need for lead abatement?
 - e. Why did the original estimate assume that the only electrical work would be limited replacement of light fixtures and similar apartment panels?

The Survey

1. The survey issued to residents states that, "The selection process is being overseen and audited by Citizens Housing Planning Council (CHPC)." CHPC has since stated that in actuality the only role they played was simply tabulating the results. The specific quote: “We [had] nothing to do with the survey - we just tallied the results.” Furthermore, there is no information about any oversight, such as controlling for multiple submissions by the same individual and confirming resident addresses and household members.

¹ <https://www.nytimes.com/2023/06/20/nyregion/public-housing-demolish.html>

Comment 4: We strongly dispute NYCHA’s public statements²³ that “residents voted to demolish & rebuild Chelsea-Elliott & Fulton Houses” and that “a majority of NYCHA residents at Elliott-Chelsea Houses and the Fulton Houses chose a brand-new construction when given the choice of a tear-down or renovations.” It is deeply concerning when inaccurate information is allowed to be disseminated to residents. We urge NYCHA to commit to never allowing such a thing to occur again. If a majority of residents support a demolition plan, there should be no reason to present them with misleading and inaccurate materials.

2. Was the survey administered to all households?
3. Is there any available data on the results (i.e., responses by developments, in-person or online response)?
4. How were technology and accessibility concerns addressed (specifically, around the scanning of a QR code to access the survey)?
5. The survey and information packet are not transparent or clear, and each have several issues with their format and content:
 - a. The survey’s three options list, “1A. New Construction with Rezoning”; “1B. New Construction with Existing Zoning” or “2. Rehabilitation of existing units” with no mention of “demolition” for either of the first two options (while both would require complete demolition).
 - b. Nowhere in the 16 pages of the packet or the survey is there mention of new infill residential units with 2,500 market rate units and 900 affordable units for Option 1A (with no information about levels of affordability). The third option, option 2, does mention a 100% affordable infill development. Why was the new, non-NYCHA construction mentioned for the rehabilitation option but not for either of the other options?
 - c. The only place where temporary relocation is addressed in the packet is under the third option: renovation of existing units. It is not mentioned in options 1A and 1B, which provide for demolition and rebuilding of new units. Why was this choice made?

Comment 5: Altogether, these omissions and the general lack of clarity demonstrate no effort to provide residents with an honest representation of the proposals being presented and hints at a process that was meant to mislead. This is counter to how the Chelsea Working Group operated. Given this, we urge that NYCHA apply its standard of a development-wide vote to every conversion through PACT and Section 18 disposition or demolition.

Affordability

1. Why does the plan only include MIH?
2. What financing is expected to develop the public housing (pbv) buildings?
 - a. According to NYCHA/Related presentations, the new 70/30 buildings will not begin construction until after the Section 18 demolished units are rebuilt. Is it the case that the new public housing (pbv) buildings are financed and managed without cash flows from the new 70/30 building rents?

² <https://twitter.com/NYCHA/status/1671986212289015809>

³ <https://twitter.com/NYCHA/status/1671897137724964864>

- b. If not, what is the expected agreement?
3. According to the PACT Term Sheet, project teams must include a development member that is either a "Minority and/or Women-Owned Business Enterprise developer or a non-profit developer" and the member must have a "Meaningful Role" within the team. Meaningful role must include one of a number of factors including "fair participation (in NYCHA's and HDC's reasonable judgment) in the waterfall distribution returns to equity..." Because NYCHA and HDC must come to what a "reasonable judgment" is for the distribution returns to equity, can we assume that NYCHA and HPD know what those expected distributions are?
 - a. If so:
 - i. How much equity is expected to be provided by the project team? (Split by third party preservation equity (tax credits etc.) and those provided by the for-profit entity.)
 - ii. What is the estimate for the project members' Returns on Equity (ROE) (annually, and say for 5-10 years after the construction is finished?)
 - iii. Has there been an estimate of the Net Present Value (NPV) of the development team's cash flows 5-, 10-, and 20-years post completion?
4. Can we see evidence that the market rate to "affordable unit" breakdown is necessary to the project financing to bring new units to all Fulton, Elliot, Chelsea residents?
 - a. What level of subsidies and/or tax incentives are expected for this project?
 - b. Is HDC providing funds through its *Housing Impact Bond Program*?
 - c. Would there be cash flow for NYCHA post conversion, by way of the development fee, annual admin fee percentage of cash flow after debt service etc.?
 - d. Is a private, or other type of leverage expected to be used? If so, how much will the principle(s) be, at what rates, and what type of loans?
5. Under plan 1A, what percentage of the \$1.1 billion 20-year capital needs spending would be:
 - a. upfront rehabilitation
 - b. initial deposit into replacement reserves; and
 - c. ongoing deposits to replacement reserves?

Comment 6: While the City faces a housing affordability crisis, with rents in Manhattan specifically reaching \$4,395 per month — a 3.6% month-over-month increase, the proposed plan doesn't attempt to center affordability or the City's fair housing goals. NYCHA has approximately 2,275 units of either "affordable" or market rate housing in the process or completed construction on NYCHA property. The overwhelming majority of these projects have only 100% affordable buildings, and the mixed-income projects reflect the housing needs of our communities. For example, the Wyckoff Gardens plan includes 250 market rate and 250 affordable units, with the latter restricted to households making less than 60% of AMI (\$51,540). As presented, the FEC plan hints at the bare minimum of affordability — the basic Mandatory Inclusionary Housing for a rezoning — in one of NY's most expensive and exclusive neighborhoods. Manhattan's District 3 is far less racially diverse than the rest of the City, has a median annual household income of almost \$170,000, and has a significant number of expiring affordable units over the next half-decade. This plan reflects no consideration of fair housing goals in a construction project with zero land costs for the developer and potential public subsidy.

Next Steps

We hope that these comments and questions can be resolved and addressed. The experiences of the past sit readily in our minds, as NYCHA attempts the first demolition of public housing since Prospect Plaza in 1999. We recommend that given the novelty of what's being proposed and the risk it presents to tenants that you create a nimble and vigilant **Demolition Monitoring Group** for the FEC plan. Such a group would be less broad in its scope than the Working Group, but could be as impactful in ensuring residents are not subject to the lapses in rights that we've seen in the past and continue to witness in Section 8 conversion projects today. We look forward to speaking with you about this pressing matter.

###

Appendix:



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • nyc.gov/nycha

LISA BOVA-HIATT
CHIEF EXECUTIVE OFFICER

November 1, 2023

David R. Jones
Iziah Thompson
Community Service Society (CSS)
633 3rd Avenue , 10th floor
New York , NY 10017

Re: FEC-Related Questions & Concerns

Dear Mr. Jones and Mr. Thompson,

The New York City Housing Authority (NYCHA) is writing in response to the questions shared by Community Service Society (CSS) to City Council Member Erik Bottcher on August 17, 2023. Included with this letter, please see requested information about the planned redevelopment of the Fulton and Elliott- Chelsea NYCHA campuses.

NYCHA and our Permanent Affordability Commitment Together (PACT) partners, Essence Development and Related Companies share the same goals of keeping this process transparent and understand the importance of sharing information with NYCHA residents and the community at-large to combat misinformation and to keep the project on track.

In our response, we aim to clarify existing policies and protections for NYCHA residents as they transition through the PACT program and to outline what information we do not know about the planned redevelopment at this time. As you'll see from our response below, this project is still in its preliminary planning stages and there will be many opportunities for residents and other stakeholders to engage NYCHA around the plans for redevelopment.

While we are building on experience from previous PACT projects and the experience and guidance of our federal regulator, the Department of Housing and Urban Development (HUD), we know that the current proposal for these developments would be a major shift in how NYCHA addresses the needs of our residents.

Responses to questions shared in 08/17/2023 letter to Council Member Erik Bottcher:

Background:

1) Does the chosen plan—listed as 1A on project team materials— include 100% Section 18 TPVs?

- a) If so, what assurances are there that the working group's—and general PACT conversion—protections will apply post-conversion given that the RAD regulations do not apply to Section 18 dispositions?

The preferred plan, which was the plan selected by the residents, would use a blend of HUD tools under NYCHA's PACT program. This includes both the Rental Assistance Demonstration (RAD) and Section 18 disposition. This is considered a blend of the two programs. By blending the two programs NYCHA can ensure that all of the rights and protections that are required by HUD through the RAD program, and locally for the PACT program, will be applicable for this project.

- 2) Is it confirmed that there will be:
 - a) No rescreening of residents post-conversion

Correct- existing Public Housing residents at the Elliott – Chelsea and Fulton Campuses will not be rescreened at the time of conversion. Only new applicants, who are pulled off of the Section 8 waitlist, will be screened in accordance with Section 8 policies.

- b) No termination of Section 8 assistance without notices and a NYCHA hearing

NYCHA sends three termination notices before terminating Section 8 assistance for any project-based Section 8 participant, including PACT participants. The notices are referred to as the TW-1 Notice, T-1 Notice, and T-3 Notice. In response to the termination notices, participants have the right to request an informal conference or an impartial hearing, but if one is not requested and the participant does not otherwise come into compliance, the subsidy will be terminated on default.

- c) Transfers within the developments

As with all PACT conversions, residents are only able to transfer within their development. For PACT projects that have multiple developments, residents cannot transfer within the PACT project and are only able to transfer within their development. Site-based wait lists are created for each development that converts to the Project-Based Section 8 program.

- d) No rightsizing that leads to smaller units

Rightsizing is a requirement of both the Section 9 and Section 8 programs. Households that are over or under housed will be required to move to an appropriately sized unit once one becomes available at their development. This means that households will be moved into larger or smaller units, depending on household need. Households in a one-bedroom will not be required to move into a studio apartment in the new buildings as no studio apartments will be built.

- e) A right to stay for all registered pets

Correct for all pets that had been previously registered with NYCHA.

- f) Succession rights consistent with public housing

Correct.

Comment 1: Given the fact that Section 18 Demolition is not a process that NYC and NYCHA residents are as familiar with (as it is in other parts of the state and country), it is important that people understand what the protections are and what recourse they have if they are not being provided. In lieu of binding documents, laws, and regulations, NYCHA should facilitate at least a clear representation of promised rights and protections relating to those mentioned above, giving a basis for measuring the impact of such a plan for posterity's sake.

Thank you for the comment. Because NYCHA will use RAD to convert these units to the Project-Based Section 8 program, all rights and protections that are required by HUD through the RAD program will be applicable for this project. In addition, all residents in New York City receive the additional protections created through the RAD Roundtable, and NYCHA will uphold all rights and protections outlined during the Chelsea Working Group. Residents have received information about RAD/PACT protections through the Chelsea Working Group and through the pre-development process with the PACT partner team. These rights and protections were re-shared after residents selected to move forward with new construction, and none of these rights or protections have changed. We will continue to share information with residents and affirm that this is true throughout the engagement and planning process.

Relocation:

- 1) Does the project team plan to provide a relocation agreement with every resident who would have to be temporarily relocated under the demolition plan with a rezoning known as 1A?
 - a. If so, can we view a copy of the prospective document?

As of now, if the preferred alternative is selected, it is expected that only residents at Chelsea Addition and Fulton 11 will be required to temporarily relocate while their new building is being constructed. The PACT partner team will be required to provide all residents with a relocation agreement. The agreement is signed by both the partner team and the resident. Using a relocation agreement is a requirement for all of our PACT projects, pursuant to the HUD RAD notice. NYCHA can share a copy of this document when it is available. NYCHA has worked closely with the Legal Aid Society to finalize this agreement at our other PACT projects.

- 2) How many residents will have to be temporarily relocated, and for how long?
 - a. Is there any expectation that more residents might have to be relocated due to the construction? For example, could contaminant discharge, pollutant exposure or other site conditions necessitate relocation? What is the likelihood of this?

As of now, it is expected that only residents at Chelsea Addition and Fulton 11 will be required to temporarily relocate because of this project -- this is around 120 households (85 households at Chelsea Addition and 35 at Fulton 11). The rest of the Fulton, Elliott and Chelsea households (around 94% of the population) will only move once, meaning that they will move directly from their current

apartment into a brand-new apartment on their campus. NYCHA and the PACT partner will work with households to identify either a vacant apartment within the NYCHA campus or an off-site affordable housing building in the neighborhood to accommodate the 120 households that will likely need to temporarily relocate. We do not anticipate other households needing to move off-site because of construction but there might be instances where an on-site or off-site move is required due to existing conditions in an apartment.

- 3) Can we receive the details of the relocation plan, including:
 - a. Where residents will be relocated to?

Yes, this information will be shared with residents and stakeholders once final.

- b. How the same level of services will be provided to residents during the relocation?

Yes, this information will be shared with residents and stakeholders once final.

- c. How will those with disabilities be accommodated during relocation?
 - i. Are the prospective relocation units ADA accessible?
 - ii. If they are NYCHA or HPD units, can we receive confirmation that the units meet the needs of residents that you plan to move into them?

Relocations to any new building will be required to meet the needs of all residents as required by law.

- 4) What is the breakdown of new Section 8 units by bedroom number post conversion, and does it match the current Section 9 breakdown?

All 2,056 Section 9 apartments will be replaced with new Project-Based Section 8 apartments. The new apartments will be built based on the needs of current residents and the individual family members listed in their family composition.

- 5) What work will be done to existing buildings during the construction?
 - a. Will relocation be required during this work?
 - b. If not, is there a contingency plan for instances where relocation is required due to conditions that may arise during this work (ex. significant lead findings, mold, leaks and other dangerous situations in apartments)?

We understand that residents have urgent and critical repairs that need to be made to their homes while they wait for their new buildings. A ‘meanwhile plan’ is being finalized by the PACT partner team and NYCHA. This plan will outline the repairs that will be completed by the partner team while the new buildings are being built. The plan will also outline other property management functions that will be the responsibility of the partner team, such as security improvements and responding to ongoing maintenance and repairs requests. Before the demolition of existing buildings, NYCHA will retain their management role at all buildings; the PACT partner team will only augment management

functions with their ‘meanwhile plan’.

Comment 2: We believe that it’s in the best interest of residents at Fulton, Elliot, and Chelsea developments and others in NYCHA for any temporary relocation—especially in the case of a demolition—to be accompanied by a legally binding relocation commitment specifying where relocations will occur, what the timeframes will be, what accommodations will be made, and other aspects mentioned above.

We agree with this approach and will ensure that all residents receive relocation agreements with these details, as we do for all of our PACT projects where temporary moves are required.

The Request for Proposals (RFP):

- 1) The new plan does not reflect the RFP nor the Working Group’s Recommendations on numerous fronts. Why is such a practice acceptable?

As the PACT partner team continued their investigations and inspections on-site at each development, the conditions that prompted the RFP and the Working Group recommendations were better understood. The RFP helped residents select a partner to start the rehabilitation process. In coordination with resident leaders, the selected partner team proposed a number of different approaches to address the needs of the buildings and community. Ultimately, a majority of the residents who reviewed the proposed options, selected the plan that would replace their existing buildings. This is in spirit of the RFP and our planning process- to center resident expertise and priorities. NYCHA and the PACT partner will continue to work directly with residents through newly established resident working groups to finalize the design of the new buildings and campus.

- 2) When did NYCHA/the project team decide to pursue options that deterred from the RFP?

Resident leaders at Fulton, Elliott and Chelsea decided to continue conversations about the different options available to them in the fall/winter of 2022/2023. NYCHA supported resident leaders in this decision and the selected PACT partner put together three options for addressing the needs at the campuses.

- 3) Why was the alternative option explored?
 - a. An article in the New York Times reported that on June 20th NYCHA was “moving forward with a \$1.5 billion plan to tear down the Fulton Houses and Elliott-Chelsea Houses... after it became clear that replacing the deteriorating buildings would cost about as much as rehabilitating them.” However, in a meeting with Essence, NYCHA, elected officials, and the Legal Aid Society, the development team did not mention the cost but instead noted that residents had initiated the change in approach. Can we receive clarity on which is true?

After months of investigations and inspections in 2022, the known conditions in each of the buildings were beyond the initial repair scope identified by NYCHA in our 2017 Physical Needs Assessment and by the working group in their updated assessment from 2021. In conversations with the community

about the path forward, many residents expressed a desire to consider a new plan that would provide their community with new buildings, community facilities, amenities, and green space. NYCHA has provided an update on the cost estimates with residents during every meeting and presentation held this year.

- 4) Why were Working Group members not updated on this change in approach?

The Working Group was formed to make recommendations to meet the urgent capital improvement and repair needs of the developments as soon as possible. The Working Group report clearly states that residents must continue to be at the center of conversations moving forward. It is in that spirit that NYCHA and the selected PACT partners continued to center resident expertise and decision making once building conditions were understood to be in worse condition than known in 2021.

Comment 3: While we understand that new information and changing circumstances may make an RFP inconsistent with the project, the trust built through the Working Group was tarnished by both the significant departure from the recommendations with unsure details as to why.

NYCHA's primary stakeholder continues to be our residents. We will work closely with residents and elected resident leaders to plan for the future of their community. NYCHA will keep stakeholders updated as the details for this plan evolve but most importantly, we will continue to meet with and plan with residents at Fulton, Elliott and Chelsea.

The Physical Needs Assessment:

- 1) When was NYCHA aware that the capital needs were not congruent with the Working Group's assumption of \$366 million (\$487 million inflation adjusted number used in NYCHA's presentation)?

The growing cost of capital needs were identified during pre-development. Across the PACT program, all PACT partners conduct extensive on-site investigations and a Capital Needs Assessment during the pre-development process, the helps each partner team get a clear picture of the repair needs in each building and in each apartment. In the past several years, the total repair costs for each of our PACT sites has been larger than the initial 2017 5 -year PNA figure.

- 2) Is there a future risk of stated figures in PNAs being incorrect, meaning that the PNA as stated by NYCHA should not be taken as the reality?

As a general tool used across the NYCHA portfolio, the PNA is considered a best estimate at the beginning of the PACT planning process. It is never meant to outline the specific and exact needs of a building or development.

- 3) Who carried out the PNA (estimating \$1,144 million in cost) that the new plan is based off?

The updated estimate is not a PNA- this is refined investment amount based on building inspections conducted by Essence and Related.

- 4) Is this the estimate as presented to HUD?

As part of the RAD application and approval process, NYCHA will present a capital needs assessment and scope of work to HUD.

- 5) Is this estimate subject to the 20-year scope requirement under PACT or is there no requirement because the project has no RAD-conversion units and only Section 18 demo TPVs?

The project will use a blend of RAD and Section 18. Given that all units will be replaced, the full 20-year scope requirement will be met by constructing new buildings. This is a HUD requirement of the RAD program.

- 6) Much of the increase appears to be related to increases in market pricing. Are any steps being taken by NY or NYC to mitigate these cost concerns? Given the scale of the rehab/replacement work being done, what can be done to secure bargains for NYCHA or manufacturing sector changes that take advantage of economies of scale?

NYCHA will explore these options, but we are not able to ignore changes in the market and must account for these in our planning and budget.

- 7) Why did the original estimate assume that there was no ACM disturbance or need for lead abatement?

In 2021 and 2022 NYC Local Laws 31 and 66 introduced a number of changes for landlords related to the type of lead-based paint testing required in all residential buildings and lowered the threshold for defining the presence of lead-based paint. To comply with these new law, additional lead abatement needs were identified.

- 8) Why did the original estimate assume that the only electrical work would be limited replacement of light fixtures and similar apartment panels?

This was based on the original understanding of the 2017 PNA.

The Survey:

- 1) This is not a question but a statement.
- 2) Was the survey administered to all households?

Over a 60-day period beginning in March 2023, Essence and NYCHA held 35 information sessions, canvassed thousands of residents, and mailed informational packets to every apartment within the

developments to inform the community of the selection process and the three options up for consideration. Surveys were made available during meetings, tours of similar campuses, flyers were posted, door knocking was conducted, and a copy was distributed to all households. Residents could access the survey in multiple languages, could submit a copy online or complete a paper copy. Any household member listed on the NYCHA lease who was over the age of 18 was eligible to submit a response to the survey. The resident survey was the latest component of an unprecedented resident engagement effort underway since 2019.

- 3) Is there any available data on the results (i.e., responses by developments, in-person or online response)?

Approximately 30 percent of eligible residents participated in the survey, with approximately 60 percent expressing their preference for brand new buildings. Residents 18 years of age and older who are listed on the lease had the opportunity to submit a survey.

- 4) How were technology and accessibility concerns addressed (specifically, around the scanning of a QR code to access the survey)?

Residents could access the survey in multiple languages, could submit a copy online or complete a paper copy.

- 5) The survey and information packet are not transparent or clear, and each have several issues with their format and content:
 - a. The survey's three options list, "1A. New Construction with Rezoning"; "1B. New Construction with Existing Zoning" or "2. Rehabilitation of existing units" with no mention of "demolition" for either of the first two options (while both would require complete demolition).
 - b. Nowhere in the 16 pages of the packet or the survey is there mention of new infill residential units with 2,500 market rate units and 900 affordable units for Option 1A (with no information about levels of affordability). The third option, option 2, does mention a 100% affordable infill development. Why was the new, non-NYCHA construction mentioned for the rehabilitation option but not for either of the other options?

The creation of new infill buildings was mentioned during meetings, tours and in the informational packet.

- c. The only place where temporary relocation is addressed in the packet is under the third option: renovation of existing units. It is not mentioned in options 1A and 1B, which provide for demolition and rebuilding of new units. Why was this choice made?

For the two developments (around 120 households) that would be required to temporarily move if residents selected 1A and 1B, the PACT partner team hosted several building-specific meetings with those residents to discuss the implications for their household. These conversations continue to

happen on a household-by-household basis. For the other buildings, all residents will remain in their current apartment until they move into the new Project-Based 8 building. Meaning that the majority of residents will only move once into brand-new apartments.

Comment 5: Altogether, these omissions and the general lack of clarity demonstrate no effort to provide residents with an honest representation of the proposals being presented and hints at a process that was meant to mislead. This is counter to how the Chelsea Working Group operated. Given this, we urge that NYCHA apply its standard of a development-wide vote to every conversion through PACT and Section 18 disposition or demolition.

Affordability:

- 1) Why does the plan only include MIH?

The current plan considers building 2,056 new Project-Based Section 8 apartments, market rate apartments, and other regulated affordable housing apartments.

- 2) What financing is expected to develop the public housing (pbv) buildings?
 - a. According to NYCHA/Related presentations, the new 70/30 buildings will not begin construction until after the Section 18 demolished units are rebuilt. Is it the case that the new public housing (pbv) buildings are financed and managed without cash flows from the new 70/30 building rents?
 - b. If not, what is the expected agreement?

The new infill buildings will help subsidize the new Project-Based Section 8 buildings at the campus. NYCHA and our PACT partners are still finalizing details regarding the financing and plans for the development.

- 3) According to the PACT Term Sheet, project teams must include a development member that is either a “Minority and/or Women-Owned Business Enterprise developer or a non-profit developer” and the member must have a “Meaningful Role” within the team. Meaningful role must include one of a number of factors including “fair participation (in NYCHA’s and HDC’s reasonable judgment) in the waterfall distribution returns to equity...” Because NYCHA and HDC must come to what a “reasonable judgment” is for the distribution returns to equity, can we assume that NYCHA and HPD know what those expected distributions are?
 - a. If so:
 - i. How much equity is expected to be provided by the project team? (Split by third party preservation equity (tax credits etc.) and those provided by the for-profit entity.)
 - ii. What is the estimate for the project members’ Returns on Equity (ROE) (annually, and say for 5-10 years after the construction is finished?)
 - iii. Has there been an estimate of the Net Present Value (NPV) of the development team’s cash flows 5-, 10-, and 20-years post completion?

NYCHA and our PACT partners are still finalizing details regarding the financing and plans for the

development. The preferred plan requires an extensive community engagement and planning process with NYCHA residents, environmental review, HUD approval, and the local community board to approve a rezoning of the campus.

- 4) Can we see evidence that the market rate to “affordable unit” breakdown is necessary to the project financing to bring new units to all Fulton, Elliot, Chelsea residents?
 - a. What level of subsidies and/or tax incentives are expected for this project?
 - b. Is HDC providing funds through its Housing Impact Bond Program?
 - c. Would there be cash flow for NYCHA post conversion, by way of the development fee, annual admin fee percentage of cash flow after debt service etc.?
 - d. Is a private, or other type of leverage expected to be used? If so, how much will the principle(s) be, at what rates, and what type of loans?

NYCHA and our PACT partners are still finalizing details regarding the financing and plans for the development. The preferred plan requires an extensive community engagement and planning process with NYCHA residents, environmental review, HUD approval, and the local community board to approve a rezoning of the campus.

- 5) Under plan 1A, what percentage of the \$1.1 billion 20-year capital needs spending would be:
 - a. upfront rehabilitation
 - b. initial deposit into replacement reserves; and
 - c. ongoing deposits to replacement reserves?

NYCHA and our PACT partners are still finalizing details regarding the financing and plans for the development. The preferred plan requires an extensive community engagement and planning process with NYCHA residents, environmental review, HUD approval, and the local community board to approve a rezoning of the campus.

Comment 6: While the City faces a housing affordability crisis, with rents in Manhattan specifically reaching \$4,395 per month — a 3.6% month-over-month increase, the proposed plan doesn’t attempt to center affordability or the City’s fair housing goals. NYCHA has approximately 2,275 units of either “affordable” or market rate housing in the process or completed construction on NYCHA property. The overwhelming majority of these projects have only 100% affordable buildings, and the mixed-income projects reflect the housing needs of our communities. For example, the Wyckoff Gardens plan includes 250 market rate and 250 affordable units, with the latter restricted to households making less than 60% of AMI (\$51,540). As presented, the FEC plan hints at the bare minimum of affordability — the basic Mandatory Inclusionary Housing for a rezoning — in one of NY’s most expensive and exclusive neighborhoods. Manhattan’s District 3 is far less racially diverse than the rest of the City, has a median annual household income of almost \$170,000, and has a significant number of expiring affordable units over the next half-decade. This plan reflects no consideration of fair housing goals in a construction project with zero land costs for the developer and potential public subsidy.

The current plan will ensure that all current NYCHA residents have permanently affordable and safe

housing for generations. This means that the 2,056 households will have access to safe homes with amenities, community facilities, on-site services and programs and new green space for generations.

As NYCHA and our PACT partners continue to plan with our residents, we will keep the Council Member and other stakeholders informed of project updates.

Sincerely,

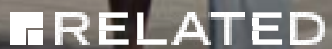
A handwritten signature in dark ink, appearing to read 'Jonathan Gouveia', with a stylized, cursive script.

Jonathan Gouveia

Executive Vice President, Real Estate Development
New York City Housing Authority

Attachment F: FEC Related Presentation

FULTON & ELLIOTT- CHELSEA HOUSES



ILLUSTRATIVE & PRELIMINARY - FOR DISCUSSION

TIMELINE



April 2021

The working group with NYCHA agreed to release an RFP which included a plan to rehab 100% of the units with residents-in-place, and the designated developer would be allowed to build up to six infill mixed-income residential developments to raise additional funds for the renovation budget.

February 2022

In-depth resident engagement begins. The development team worked in partnership with NYCHA and residents to complete building and unit inspections and obtained feedback through the monthly campus-wide meetings and bi-weekly Design & Construction, Management & Security, and Community & Resident Engagement Committee meetings

March - May 2023

Tours and Town Halls

Over a 60-day period, Essence and NYCHA held 35 information sessions, canvassed thousands of residents, and distributed informational packets to every apartment within the developments to inform the community of the selection process and the three options up for consideration.



Working Group, RFP, and Due Diligence Processes

2019

Fulton & Elliott - Chelsea Residents Formed a Working Group with NYCHA and Local Electeds



December 2021

Essence/Related selected by Residents
Essence Development in partnership with the Related Companies were selected by the residents group to the development partner of Fulton, Elliott-Chelsea Houses.



Build First exploration began

October 2022

Tenant Association Boards and resident feedback from HOU Household Assessments request an option for new buildings. Development team explores feasibility and works with TAs to form an option

February 2023

Tenant Association Presidents met with local electeds to inform them of their desire to begin a resident selection process which would include an option for new buildings. Residents 18+ who were listed on the lease were able to make their selection from March 20th until May 20th. The selection process was overseen and audited by CHPC.

June 2023

Announcement of Resident Selection to Build First

Chelsea NYCHA Working Group

Established in October 2019 to research, evaluate, and make recommendations to address the capital needs of the four Chelsea neighborhood developments - Chelsea, Chelsea Addition, Elliott, and Fulton.

The Working Group included 36 residents, elected officials, non-profit organizations and advocates, local partners, Office of the Mayor, and NYCHA. The Working Group, and various subcommittees, met weekly through to April 2021.

Three overarching goals were established:

- Address the Chelsea, Chelsea Addition, Elliott, and Fulton capital needs of today and into the future;
- Safeguard existing public housing resident rights and fill in existing gaps, ensuring additional resident protections before, during, and after renovation; and
- Establish clear, consistent, and accountable resident engagement throughout the renovation process and beyond.



Resident Rights And Protections

- Residents will continue to pay 30% of their adjusted gross household income towards rent
- Residents will continue to have the right to organize
- Resident associations will continue to receive funding after conversion
- All residents will have the right to renew their lease
- No one will be re-screened before signing a new lease
- Residents will be able to add relatives onto their lease
- All household members will continue to have succession rights
- Residents will be able to have grievance hearings
- Residents will have the right to apply for job opportunities associated with the project



*Exceptions may apply to households who pay flat rent, are current tenant-based Section 9 participants, or a mixed family, as defined by HUD.

RESIDENT ENGAGEMENT

Resident Committee Groups



Design & Construction



Property Management & Security



Resident Resources & Community Engagement

Resident Committees:

- Advise the Development Team on resident needs and wants
- Participate in conversations that will drive plans for the future of Fulton & Elliott-Chelsea
- Meet with consultants and experts on the areas related to each working group topic

Time Commitment:

Approximately 2 meetings per month, 1 hour each, over the course of 3-4 months

Resident Liaison



- Household Assessments
- Resident Liaison
- Relocation Coordination
- Office Hours
 - Fulton M-F 10am-4pm
 - Elliott-Chelsea T-Th 10am-4pm
 - Or meetings by appointment, call:

718-775-3712

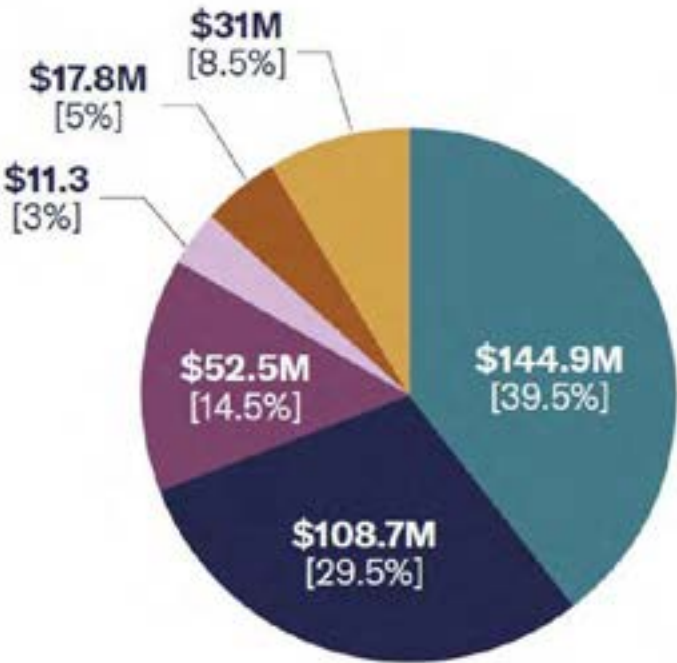
Housing Opportunities Unlimited (HOU) works in a diverse range of affordable and mixed income public and subsidized housing and specializes in assisting tenants and residents that are in transition due to major renovation projects in their communities.

HOU's mission is to ensure that residents are treated fairly and experience minimum physical and emotional stress during the renovation process, while also ensuring that projects are completed in a timely and efficient manner.



THE ESSENCE/RELATED RFP RESPONSE IS GROUNDED IN THE PRIORITIES OF THE CHELSEA WORKING GROUP

Capital Needs Overview



Capital Repair Need:
Estimated \$366 MILLION*

- Key
- Apartments [Kitchen, Bathroom, Floors]
 - Architectural [Exterior, Roofing, Common Areas]
 - Systems [Mechanical, Electrical, Plumbing]
 - Site + Grounds
 - Additional Heating Needs [Net Of 5-Year PNA]
 - Inflation + Other Costs**

*Based on 2017 Physical Needs Assessment
** Inflation cost since 2017 [3% Annually] + Retiring Outstanding Debt/LIHTC

RFP RESPONSE PRIORITIZED ADDRESSING 20-YEAR CAPITAL NEEDS IDENTIFIED BY THE WORKING GROUP AND MINIMIZING RESIDENT DISRUPTION

BUILDINGS



Comprehensive façade improvement



Replace windows and installation of new A/C units



New roofing and elevators



Upgrade heating/cooling, ventilation, plumbing, emergency power systems



Incorporated flood mitigation measures



Address lead, asbestos, and mold concerns



ADA modifications

APARTMENTS



New flooring, lighting, window treatments throughout



New kitchen cabinets, counter tops, appliances



New bathroom vanities, tub/showers, mirrors



New plumbing fixtures and faucets



Repairs, repainting, and insulation of walls

COMMON AREAS



Update amenities spaces



Redesign entrances and lobbies



Expand Hudson Guild community center with new gym and auditorium



Comprehensive landscaping and site improvements



Collaborations with organizations such as Sandbox (STEAM-focused innovation lab)

THOROUGH ON-SITE INVESTIGATIONS WERE CONDUCTED OVER THE COURSE OF 5 MONTHS AS PART OF PRE-DESIGN DUE DILIGENCE

What we observed

PLUMBING



ELECTRICAL



GAS



ELEVATOR



Other unique site conditions: Single-cab elevators, Lead based paint, Asbestos disturbed by plumbing and electrical work

What it means

21 DAYS TO ABATE LEAD & ASBESTOS

50% of households relocated to vacant units on-site

50% to nearby hotels with meal vouchers

30+ DAYS TENANT-IN-PLACE PLUMBING, ELECTRICAL, INTERIOR RENOVATIONS

12+ WEEKS SHUTDOWN PER ELEVATOR FOR MODERNIZATION

16+ WEEKS TO RESTORE GAS SERVICE

CURRENT LIVING CONDITIONS



CURRENT LIVING CONDITIONS



HARD COST BUDGET AT DESIGNATION VS. TODAY

Designation – Nov 2021

Provided 20-yr's of useful life for the assets

\$487m

\$236K per DU
(incl. Contingency)

After Investigations – Oct 2022

Provides 20-yr's of useful life for the assets

\$1,144m

\$556K per DU
(incl. Contingency)

Mechanical

Replace central steam heating system with new gas fired fan coil unit system

Market pricing 2x, +\$78m

Electrical

Limited to replacement of light fixtures and replacement in-kind of apartment panels

Market pricing on base scope 20% higher, +\$9m

Risers, base building switchgear and apartment distribution added +\$135m

Plumbing

Limited to replacement of plumbing fixtures and horizontal branch piping

Market pricing on base scope 2x, +\$67m

Sanitary and vent stacks, and Fulton low-rise gas service line replacement added +\$55m

Façade

Proposed interior insulation change to metal and solar panel re-clad as a condition for designation

Market pricing 2x, +\$61m clad & +\$25m FISP and roof

Environmental

Assumed no ACM disturbance or lead abatement

Vertical stack replacement and core drilling for new electrical risers triggering ACM abatement +\$70m

Lead abatement in 15% of units added +\$25m

Resident Disruption

Tenant-in-place (i.e., vacant units will be made into temporary day spaces)

21-30 days out +\$13m, ~\$6,500 per HH

Uncertain duration of gas service shut-off in Fulton low-rises

COMPARISON OF OPTIONS

Option #1 A

With Rezoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 6 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~35,000 SF of new community facilities at EC and more than ~20,000 SF at Fulton (program to have resident input)
- New grocery store at both Elliott-Chelsea and Fulton campuses
- No groundfloor units
- Groundfloor retail at both campuses
- Over ~100,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

Option #1 B

Within Current Zoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 8 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~55,000 SF of new community facilities at EC and more than ~35,000 SF at Fulton (program to have resident input)
- New grocery store at Fulton campus
- No groundfloor units
- Groundfloor retail at Fulton campus
- Over ~60,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

Option #2

Rehabilitation

- Completion renovation of 100% of the 2,056 units
- Resident will be required to right-size based on HUD's RAD requirements
- All tenants will be relocated out of their units into temp housing for at least 21 – 30 days.
- Construction of one new residential building, in-which 100% of the units will be lotteried
- 100% of the building elevators will be replaced, but not enlarged
- All in-unit heating systems will be updated with fan-coils
- New A/C units will be purchased
- All lead and asbestos will be remediated
- New windows
- New building access controls
- 100% of the building's major systems will be upgraded
- 100% of the units will receive new kitchens, bathrooms and floors
- Outdoor open space upgrades and new retail at Fulton campus

RESIDENT SELECTION PROCESS

To be eligible to make a selection, you must confirm:

1. You are a named lessee on an apartment located at Fulton or Elliott, Chelsea, or Chelsea Addition and;
2. You are at least 18 years old

Ways to Submit your Selection

- Scan the QR code to the right to submit your electronic ballot
- Contact HOU to receive a paper ballot at (718) 775-3712



Citizens Housing and Planning Council (CHPC) is overseeing and auditing the survey process and results. For more information on CHPC, visit www.chpcny.org

Confidential

Fulton and Elliott-Chelsea Resident Selection

Thank you for taking the time to attend the meeting to hear about options and the resident-led selection process for the Fulton and Elliott-Chelsea PACT program. We appreciate you taking the time to make a selection for the future direction of the project. All responses must be submitted by May 20, 2023.

The selection process is being overseen and audited by Citizens Housing and Planning Council (CHPC). For more information on CHPC, visit www.chpcny.org. If you have any questions, please do not hesitate to call the team at 917-601-1220 or email csa@essencechelsea.com.

To be eligible to make a selection, you must confirm:

1. You are a named lessee on an apartment located at Fulton or Elliott-Chelsea Houses; and;
2. You are at least 18 years old

Contact Information

First Name	
Last Name	
Address	
Apartment #	
Email Address	
Phone Number	

I hereby certify that the above information is true and accurate.

_____ (sign here) _____ (date)

The process I select as my preferred choice for moving forward with the Fulton and Elliott-Chelsea PACT program is the following (choose 1):

1. New Construction/Full Replacement of existing units (Select one of the below)

Both new construction options include minimal temporary off-site relocation of residents in Chelsea Addition (436 West 27th St) and Fulton 11 (400 West 19th St and 411 West 19th St).

☐ 1A. New Construction with Rezoning – Targeted 5+ Year Construction Timeline

☐ 1B. New Construction within Existing Zoning – Targeted 6 to 8-Year Construction Timeline

OR

☐ 2. Rehabilitation of existing units

HUNTERS POINT SOUTH

1-55 Borden Ave, Queens, NY 11101



RIVERWALK PARK

460 Main St, New York, NY 10044



OPTION #1A

NEW CONSTRUCTION

With Rezoning - Targeted 5-Year Construction Timeline

Phase 1 Move-in: 3 Years

Phase 2 Move-in: 5-6 Years

Option 1A - Targeted 5-Year New Build

With Rezoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 6 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~35,000 SF of new community facilities at EC and more than ~20,000 SF at Fulton (program to have resident input)
- New grocery store at both Elliott-Chelsea and Fulton campuses
- No groundfloor units
- Groundfloor retail at both campuses
- Over ~100,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

FAMILIES WITH LEAK & MOLD WORK ORDERS AND WITHOUT PERMANENT SINKS WILL RECEIVE REPAIR INTERVENTION IN 2023

30% OF FAMILIES IN
NEW BUILDINGS
IN 3 YEARS

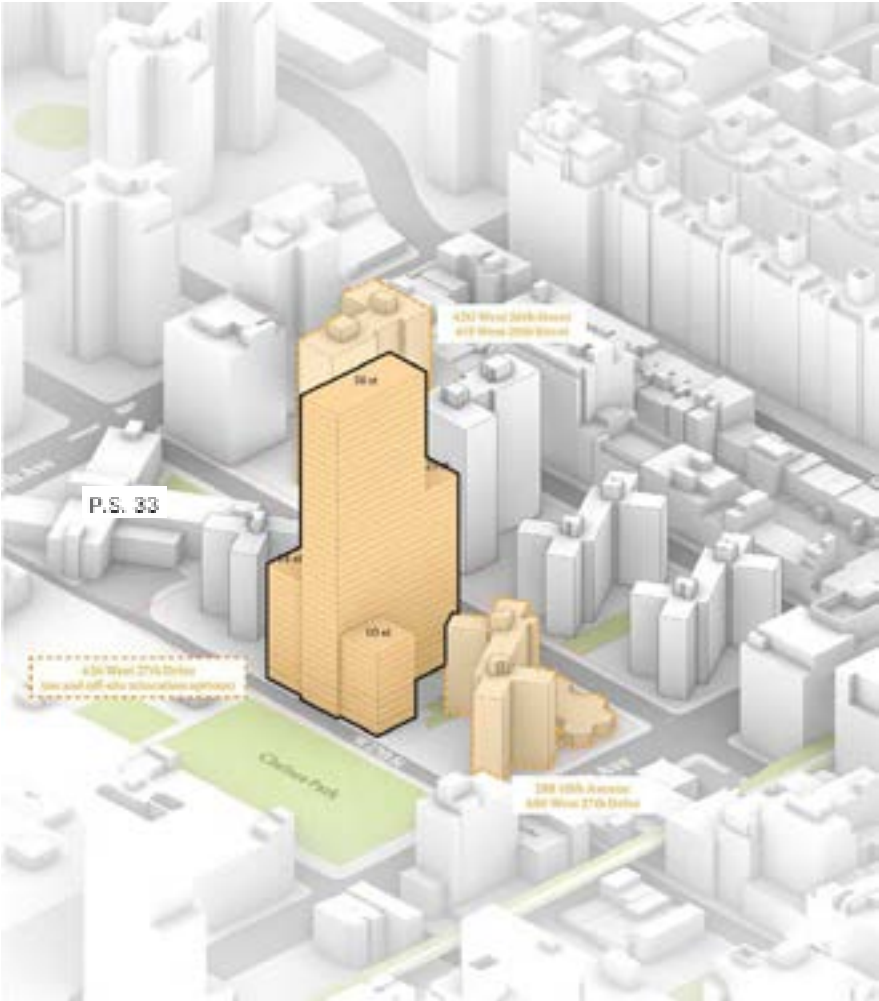
Remaining
70% OF FAMILIES IN
NEW BUILDINGS
IN 6 YEARS

LAUNDRY
NEW WASHER AND DRYER
IN EACH UNIT

~35,000 SF
OF NEW COMMUNITY
FACILITIES

**ESTIMATED 11 NEW MIXED INCOME, SENIOR, AND
SUPPORTIVE HOUSING BUILDINGS TOTALING ~3,500
UNITS WILL BE BUILT ~1,000 AFFORDABLE**

1A ELLIOTT- CHELSEA | PHASE 1 (built within current zoning after relocation of Chelsea Addition)

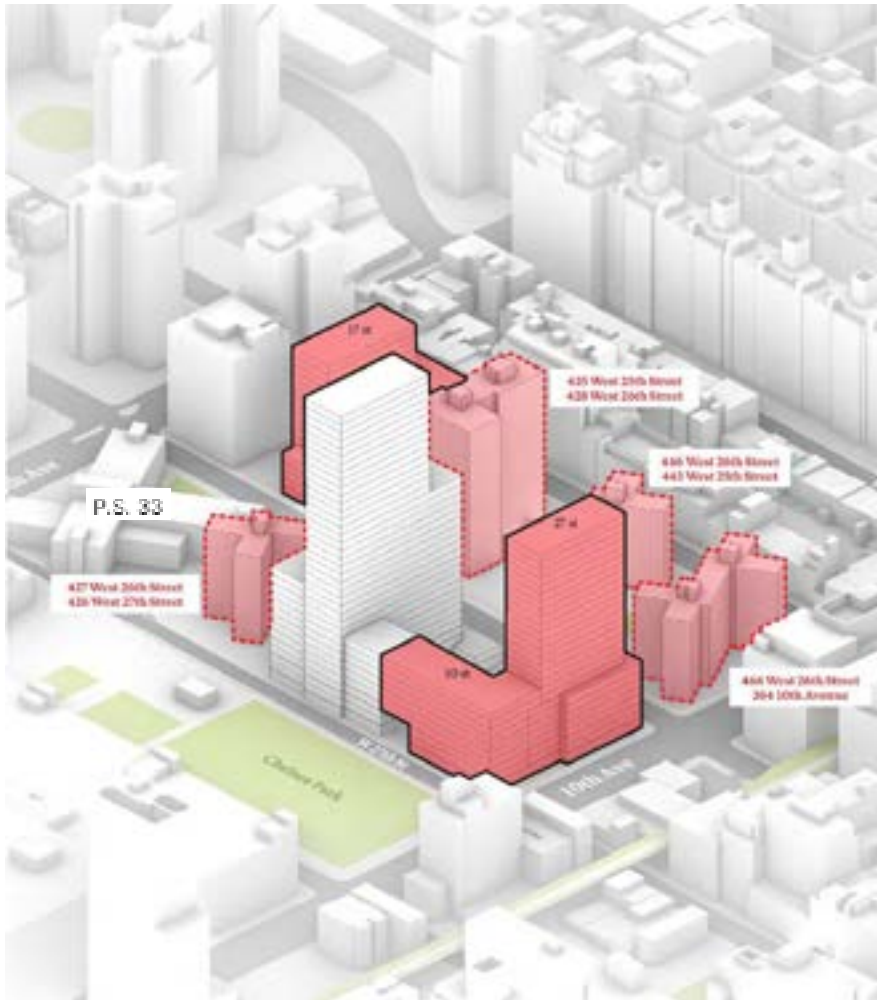


Building(s) Replaced	Units	Year Replaced
420 West 26th Street	102	2026
415 West 25th Street	121	2026
288 10th Avenue	83	2026
450 West 27th Drive	79	2026
436 West 27th Drive	96	2026
Cumulative Units Replaced	481	2026



ELLIOTT-CHELSEA | PHASE 2 (built after rezoning is approved)

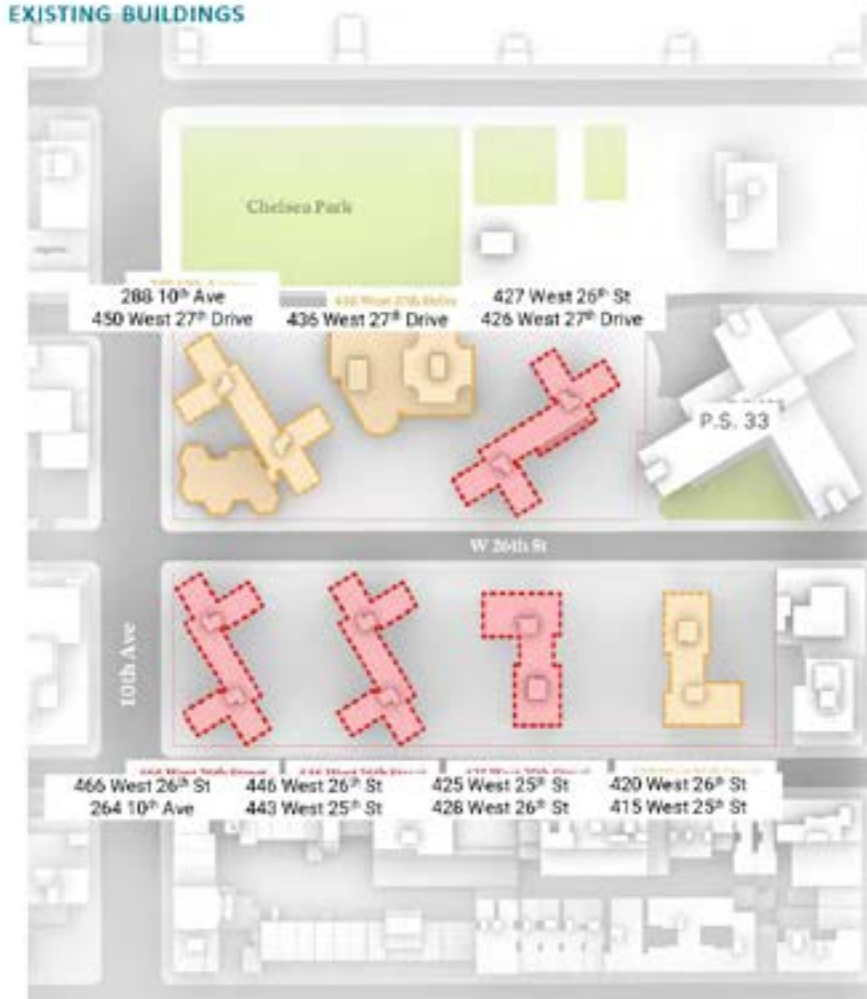
ILLUSTRATIVE & PRELIMINARY - FOR DISCUSSION



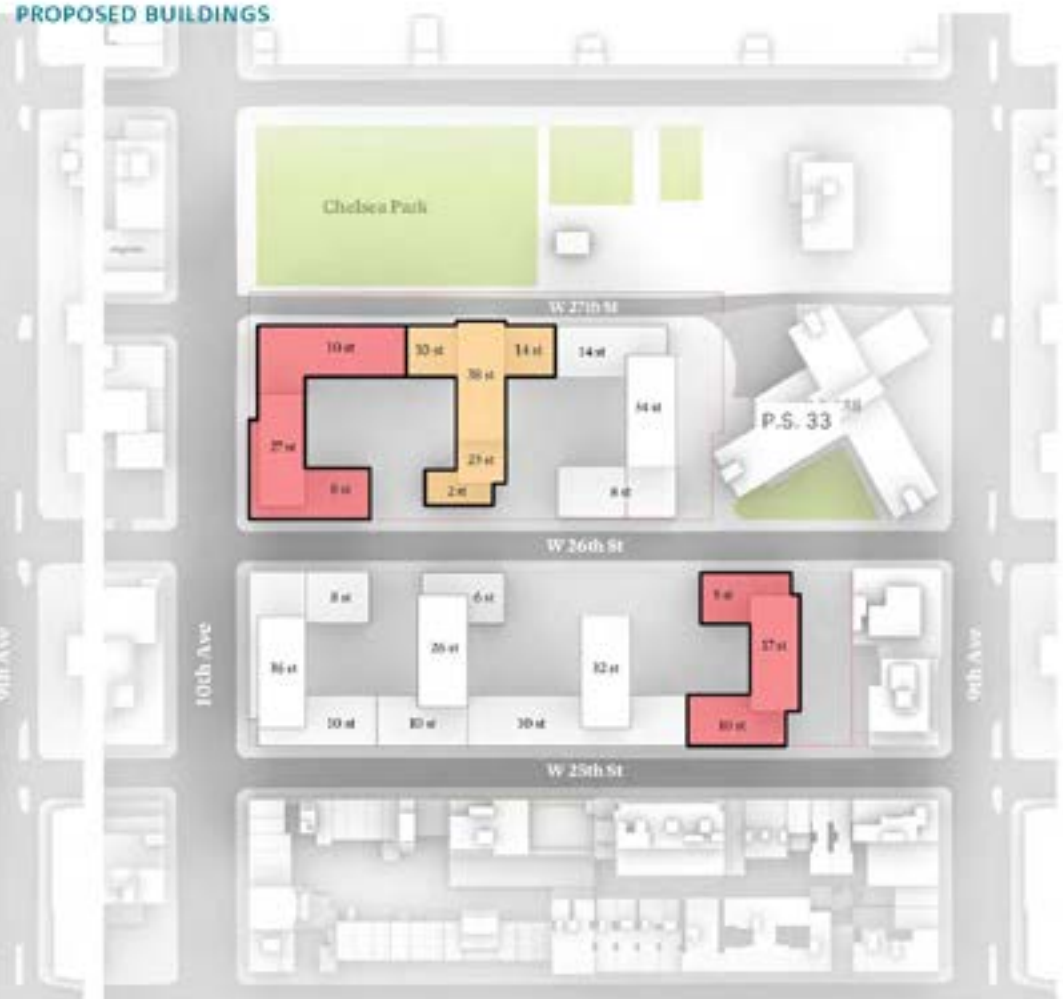
Building(s) Replaced	Units	Year Replaced
425 West 25th Street	102	2028
428 West 26th Street	100	2028
466 West 26th Street	66	2028
264 10th Avenue	76	2028
446 West 26th Street	66	2028
443 West 25th Street	76	2028
427 West 26th Street	74	2028
426 West 27th Drive	71	2028
Cumulative Units Replaced	631	2028

1A ELLIOTT-CHELSEA | REPLACEMENT SUMMARY

EXISTING BUILDINGS



PROPOSED BUILDINGS



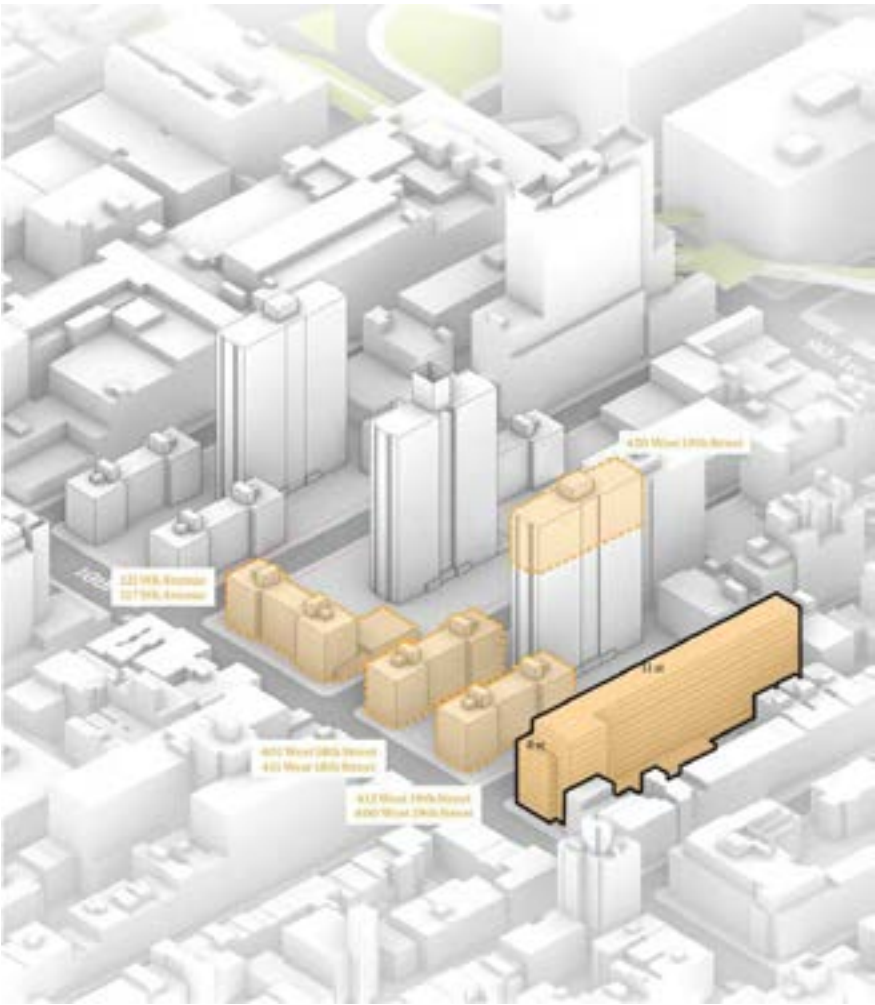
Relocated in Phase 1
Relocated in Phase 2



Phase 1 Replacement, Completed in 3 Years
Phase 2 Replacement, Completed in 5-6 Years



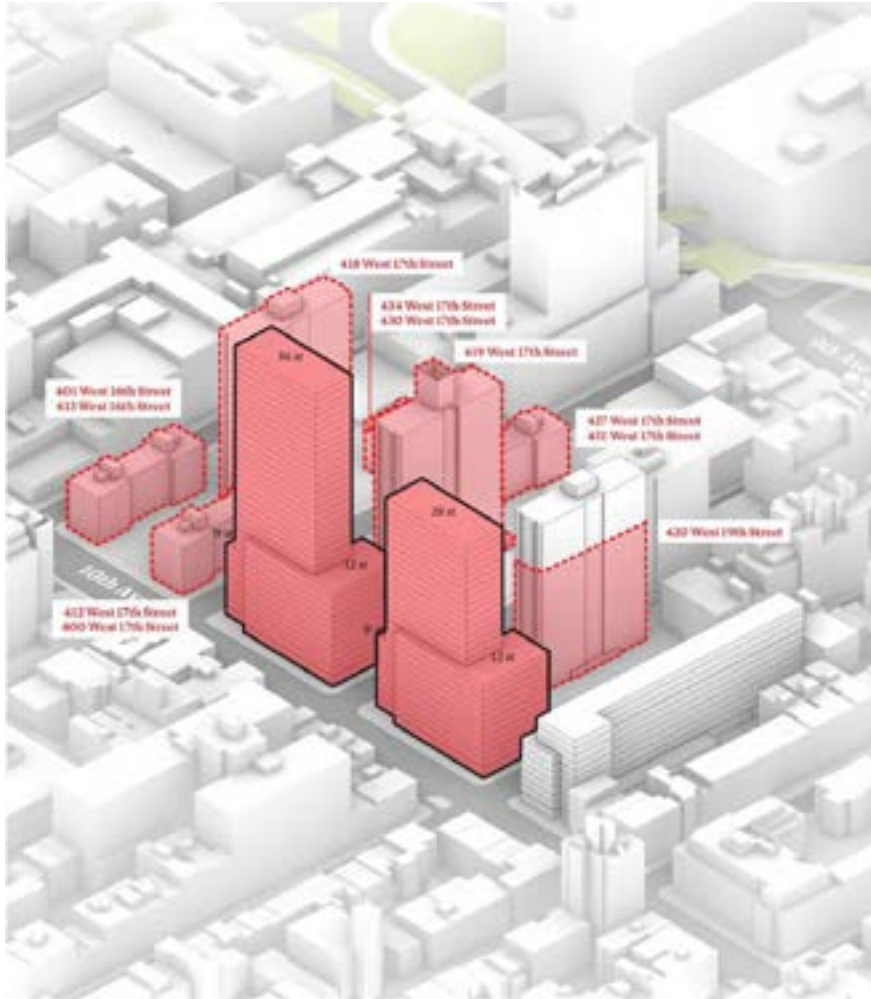
1A FULTON | PHASE 1 (built within current zoning after relocation of 401/419 West 19th Street)



Building(s) Replaced	Units	Year Replaced
121 9th Avenue	18	2026
117 9th Avenue	18	2026
401 West 18th Street	18	2026
411 West 18th Street	18	2026
412 West 19th Street	18	2026
400 West 19th Street	18	2026
401 West 19th Street	18	2026
419 West 19th Street	18	2026
420 West 19th Street (Partial)	32	2026
Cumulative Units Replaced	176	2026

FULTON | PHASE 2

(built after rezoning is approved)



Building(s) Replaced	Units	Year Replaced
401 West 16th Street	18	2029
413 West 16th Street	18	2029
418 West 17th Street	219	2029
412 West 17th Street	18	2029
400 West 17th Street	18	2029
434 West 17th Street	18	2029
430 West 17th Street	18	2029
427 West 17th Street	18	2029
431 West 17th Street	18	2029
419 West 17th Street	218	2029
420 West 19th Street (remaining)	187	2029
Cumulative Units Replaced	768	2029

FULTON | REPLACEMENT SUMMARY

EXISTING BUILDINGS



- Relocated in Phase 1
- Relocated in Phase 2

PROPOSED BUILDINGS



- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years

ULURP Proposal



OPTION #1B

NEW CONSTRUCTION

**Within Existing Zoning – Targeted 6 to
8-Year Construction Timeline**

Phase 1 - 3 Years

Phase 2 - 6 Years

Phase 3 - 8 Years

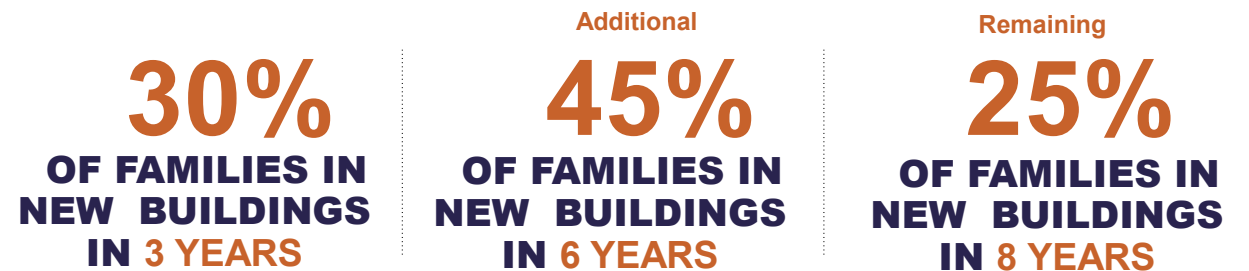
Build within Existing Zoning – Targeted 7 to 8-Year Construction Timeline

Option #1B

7 to 8-Year New Build

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 8 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~55,000 SF of new community facilities at EC and more than ~35,000 SF at Fulton (program to have resident input)
- New grocery store at Fulton campus
- No groundfloor units
- Groundfloor retail at Fulton campus to help activate the neighborhood
- Over ~60,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

FAMILIES WITH LEAK & MOLD WORK ORDERS AND WITHOUT PERMANENT SINKS WILL RECEIVE REPAIR INTERVENTION IN 2023



LAUNDRY
NEW WASHER AND DRYER IN EACH UNIT

~55,000 SF
OF NEW COMMUNITY FACILITIES

ESTIMATED 9 NEW MIXED INCOME, SENIOR, AND SUPPORTIVE HOUSING BUILDINGS TOTALING ~1,800 UNITS WILL BE BUILT ~550 AFFORDABLE



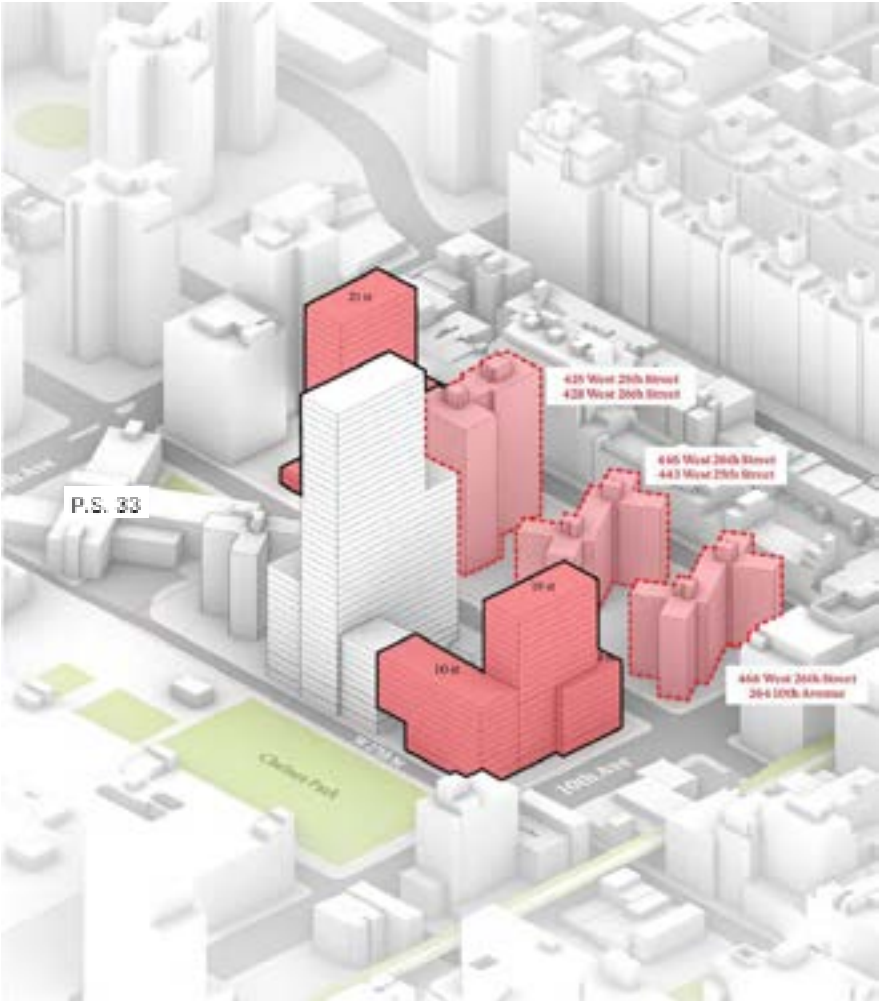
ELLIOTT-CHELSEA PHASE 1

ILLUSTRATIVE & PRELIMINARY - FOR DISCUSSION



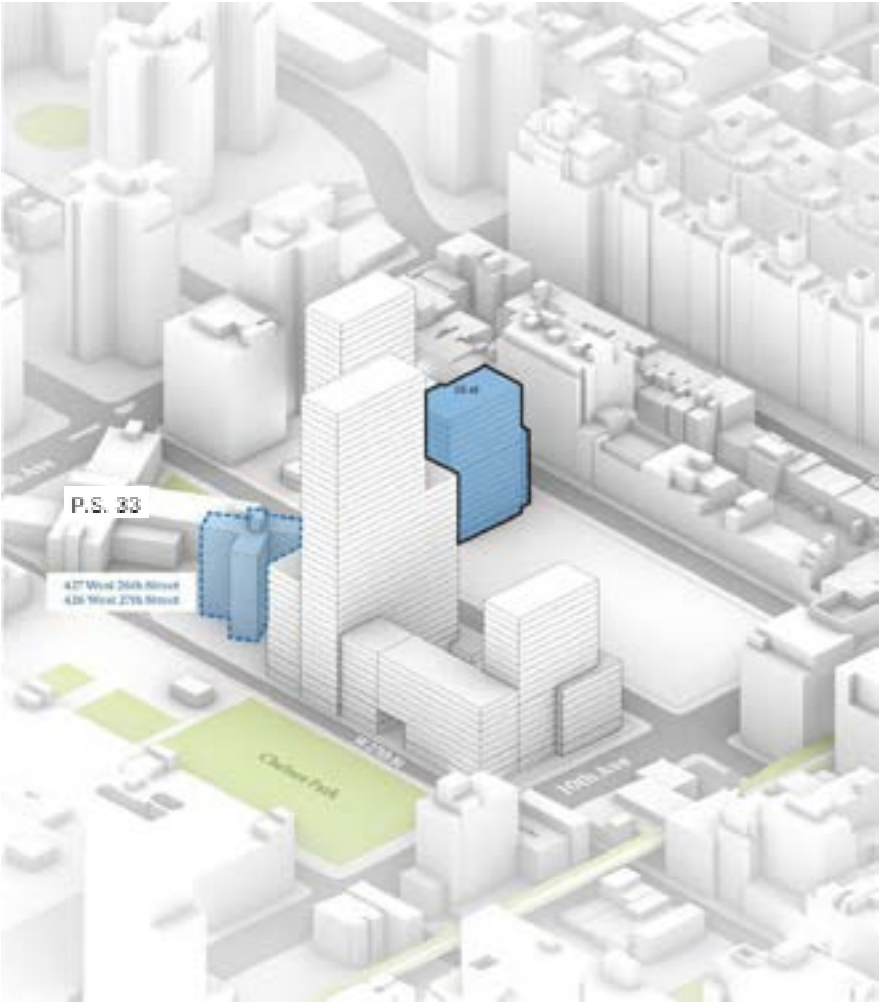
Building(s) Replaced	Units	Year Replaced
420 West 26th Street	102	2026
415 West 25th Street	121	2026
288 10th Avenue	83	2026
450 West 27th Drive	79	2026
436 West 27th Drive	96	2026
Cumulative Units Replaced	481	2026

ELLIOTT-CHELSEA PHASE 2



Building(s) Replaced	Units	Year Replaced
425 West 25th Street	102	2028
428 West 26th Street	100	2028
466 West 26th Street	66	2028
264 10th Avenue	76	2028
446 West 26th Street	66	2028
443 West 25th Street	76	2028
427 West 26th Street	74	2028
426 West 27th Drive	71	2028
Cumulative Units Replaced	631	2028

1B ELLIOTT-CHELSEA PHASE 3

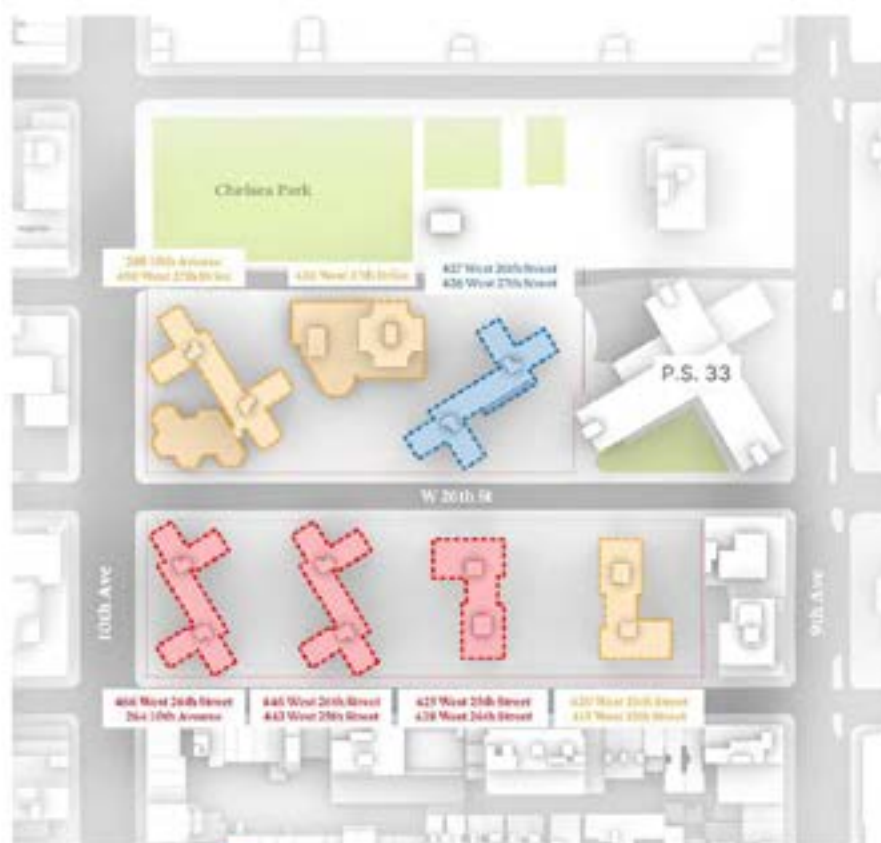


Building(s) Replaced	Units	Year Replaced
427 West 26th Street	74	2029
426 West 27th Drive	71	2029
Cumulative Units Replaced	145	2029



ELLIOTT-CHELSEA REPLACEMENT SUMMARY

EXISTING BUILDINGS



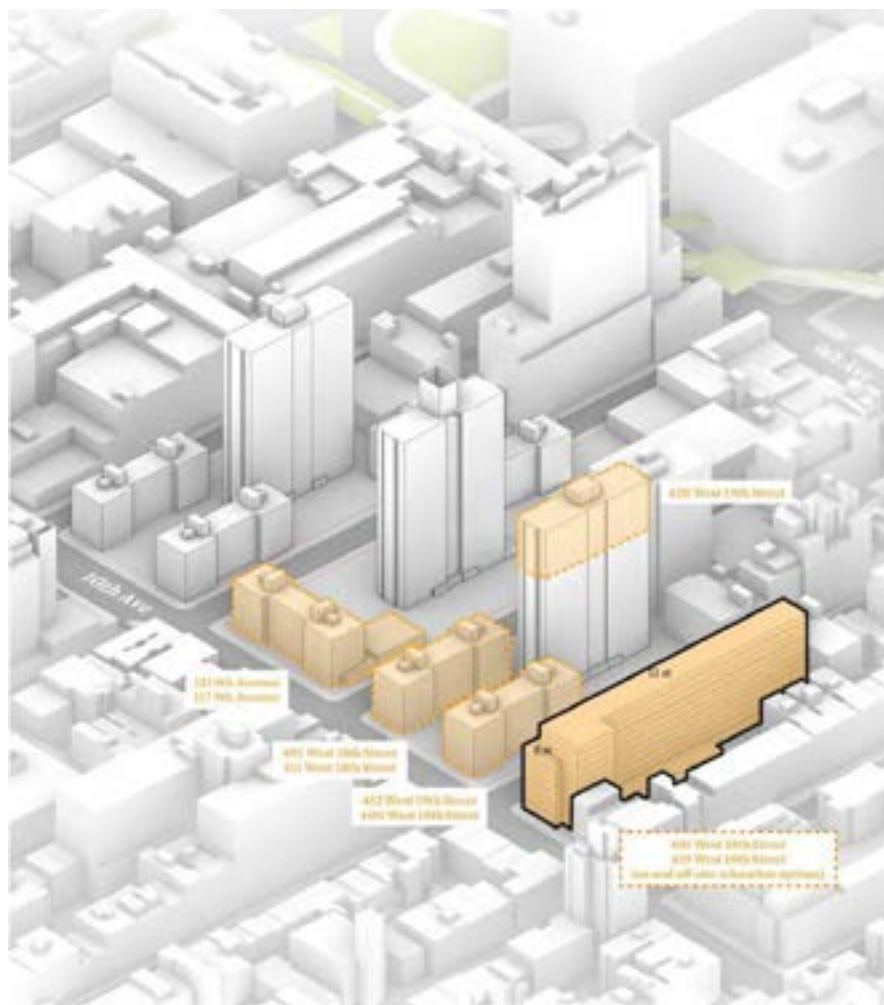
- Relocated in Phase 1
- Relocated in Phase 2
- Relocated in Phase 3

PROPOSED BUILDINGS



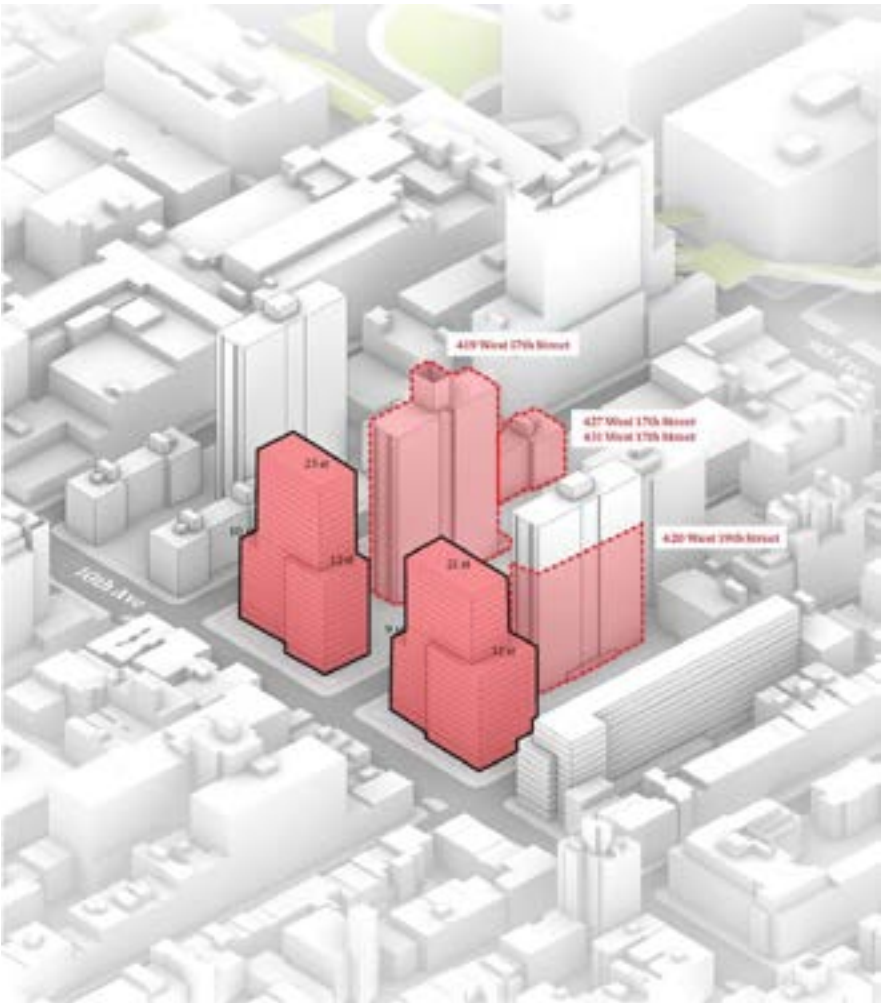
- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years
- Phase 3 Replacement, Completed in 7-8 Years

FULTON PHASE 1



Building(s) Replaced	Units	Year Replaced
121 9th Avenue	18	2026
117 9th Avenue	18	2026
401 West 18th Street	18	2026
411 West 18th Street	18	2026
412 West 19th Street	18	2026
400 West 19th Street	18	2026
401 West 19th Street	18	2026
419 West 19th Street	18	2026
420 West 19th Street (Partial)	32	2026
Cumulative Units Replaced	176	2026

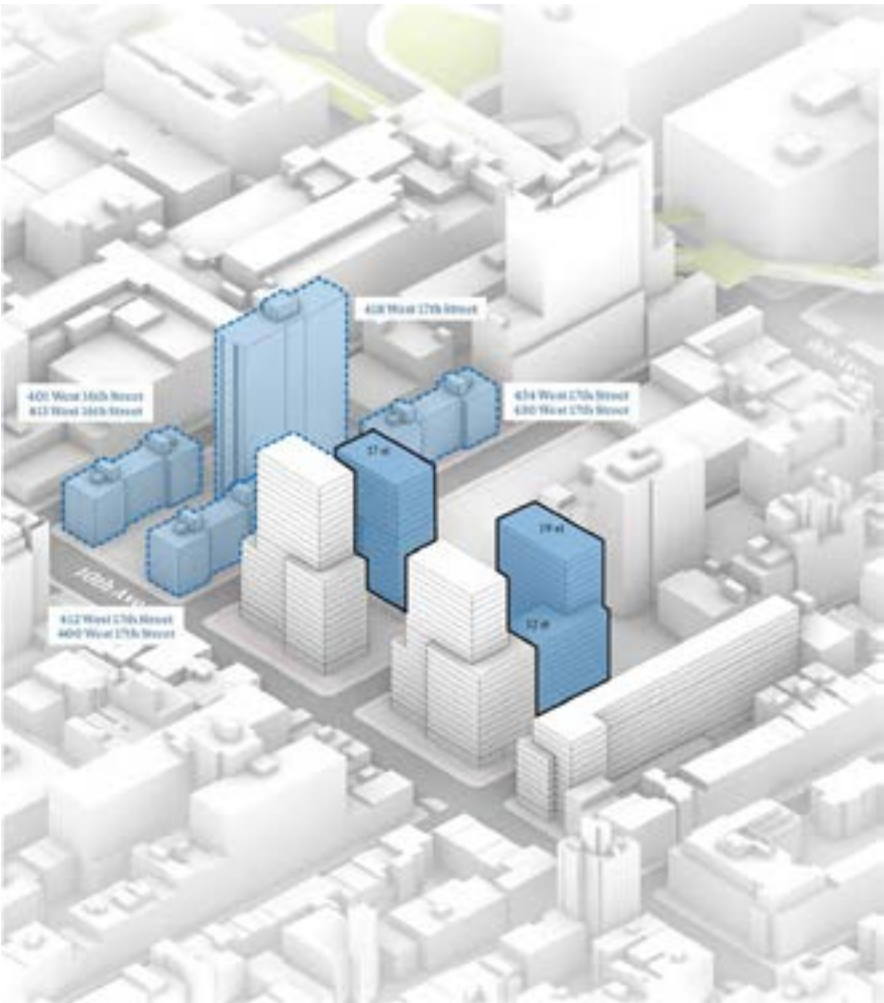
FULTON PHASE 2



Building(s) Replaced	Units	Year Replaced
427 West 17th Street	18	2029
431 West 17th Street	18	2029
419 West 17th Street	218	2029
420 West 19th Street (remaining)	187	2029
Cumulative Units Replaced	768	2029



FULTON PHASE 3



Building(s) Replaced	Units	Year Replaced
401 West 16th Street	18	2029
413 West 16th Street	18	2029
418 West 17th Street	219	2029
412 West 17th Street	18	2029
400 West 17th Street	18	2029
434 West 17th Street	18	2029
430 West 17th Street	18	2029
Cumulative Units Replaced	327	2029



TYPICAL FLOOR PLANS

Studio / 1 Bath - 450 SF

Existing Average 0BR/1BA Unit Size

Fulton - 360 SF

Elliott - 200 SF

Chelsea - 335 SF



TYPICAL FLOOR PLANS

One Bedroom / 1 Bath - 627 SF

*Existing Average 1BR/1BA
Unit Size*

Fulton - 600 SF

Elliott - 481 SF

Chelsea - 573 SF



TYPICAL FLOOR PLANS

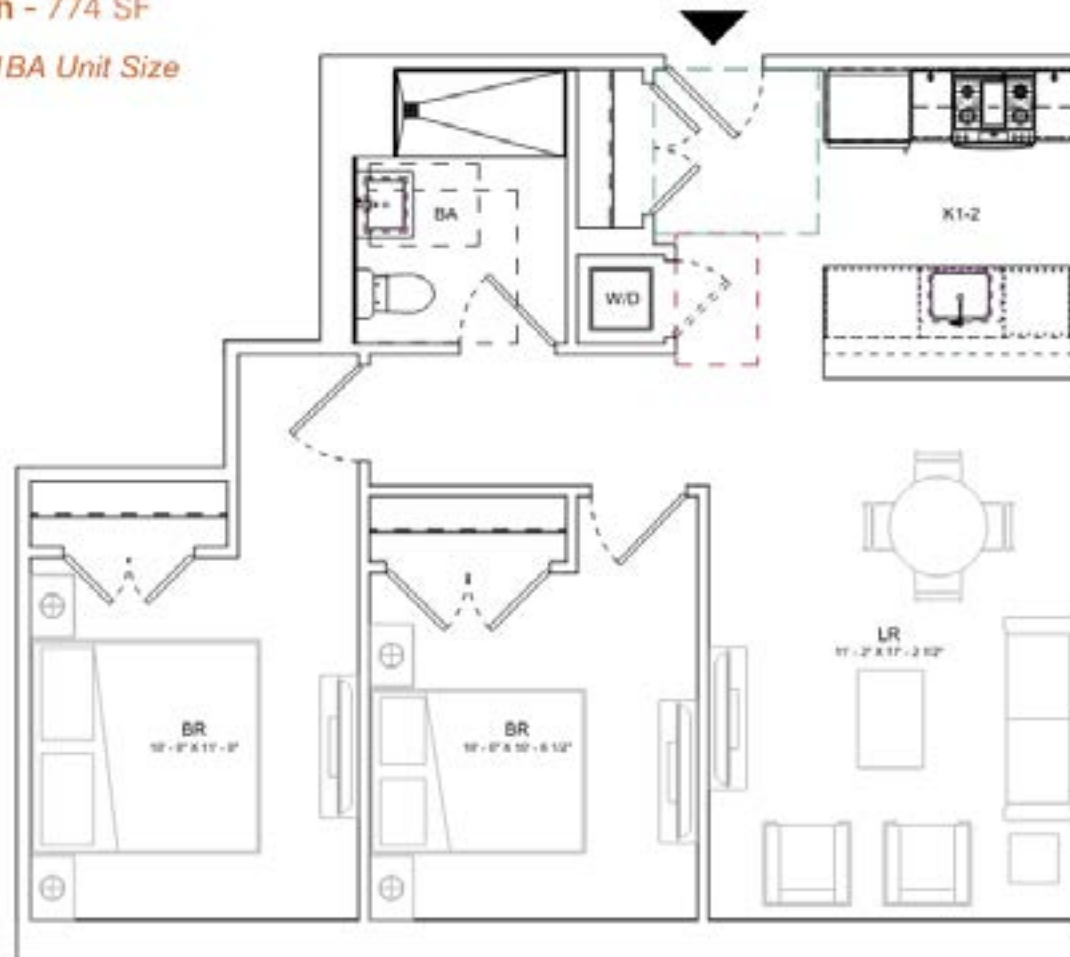
Two Bedroom / 1 Bath - 774 SF

Existing Average 2BR/1BA Unit Size

Fulton - 780 SF

Elliott - 646 SF

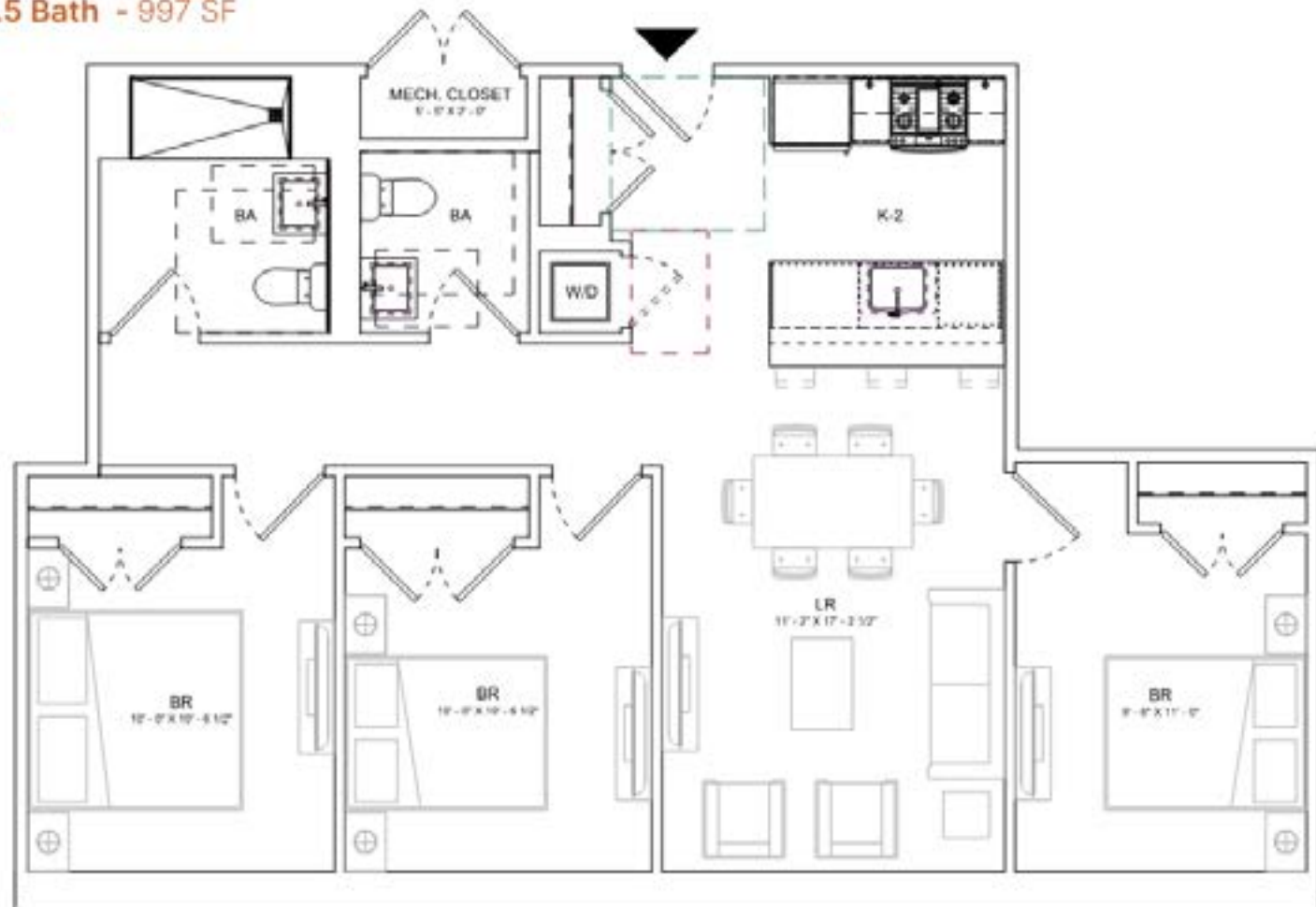
Chelsea - 636 SF



TYPICAL FLOOR PLANS

Three Bedroom / 1.5 Bath - 997 SF

*Existing Average
3BR/1.5BA Unit Size
Fulton - 920 SF
Elliott - 819 SF
Chelsea - 920 SF*



TYPICAL FLOOR PLANS

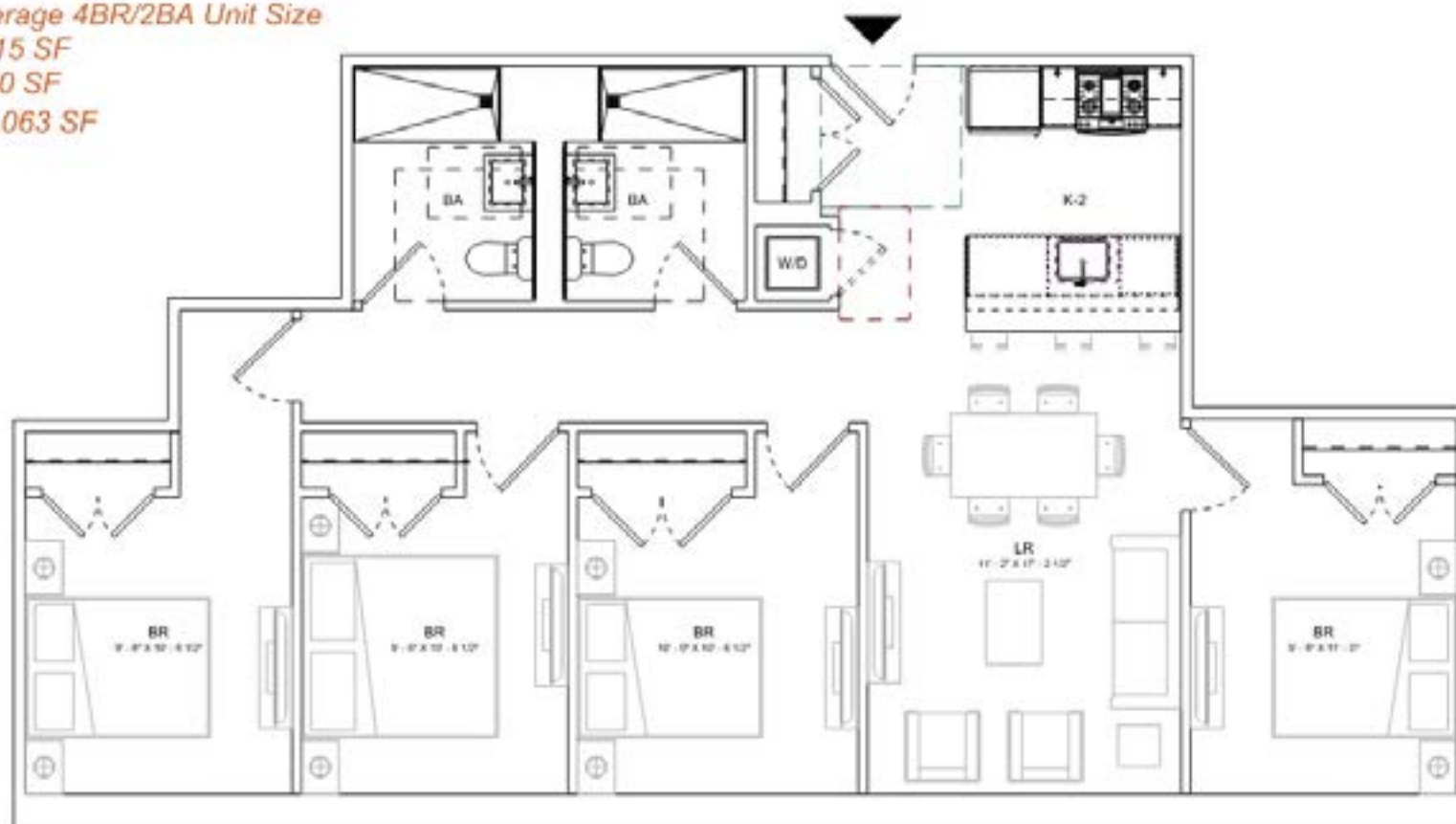
Four Bedroom / 2 Bath - 1,555 SF

Existing Average 4BR/2BA Unit Size

Fulton - 1,115 SF

Elliott - 1,000 SF

Chelsea - 1,063 SF



NEXT STEPS

MEANWHILE PLAN

Security

We will have a team on-site 24/7 to provide an enhanced level of security to both sites.



Foot Patrols



Additional Interior Cameras



Access Control



Roof Alarm System



NYPD Substations



Monthly Security Meetings



Substation Example



MEANWHILE PLAN

Maintenance



Replace or repair all tier 1 open work orders within units



Unit, Building, and Landscape Extermination



No heating issues prior to winter seasons (Tier 1)



No hot water issues (Tier 1)



Better maintain and respond to elevator outages (Tier 1)



Address all lead hazards in units with children under 6 (Tier 1)



Responsive remediation or repair of mold and leaks (Tier 1)



QUESTIONS?

Carol Weinstein
365 West 28th Street #15A
New York, NY 10001
E Mail: Carolweinstein03@gmail.com (212)691-4506

February 2, 2024

Anthony Howard
Director of Environmental Planning
Dept. of Housing Preservation and Development
100 Gold Street, #7-A3
New York, NY 10038

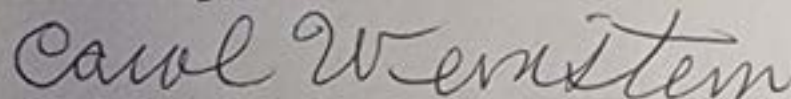
Dear Mr. Howard:

I understand that there are plans to improve
the Elliott-Chelsea public housing development.

Hopefully the residents of this development
will not be displaced and will see an
improvement in their housing.

Thank you for your kind attention.

Sincerely,



Carol Weinstein

C:David Ellen, President, Hudson Guild
Paul Blaser, Chair of Trustees, Hudson Guild
Ken Jockers, Executive Director, Hudson Guild

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] demolition of Elliot-Chelsea Houses
Date: Tuesday, February 6, 2024 11:48:31 AM

From: Carol Weinstein <carolweinstein03@gmail.com>
Sent: Wednesday, January 31, 2024 8:33 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] demolition of Elliot-Chelsea Houses

You don't often get email from carolweinstein03@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

I would like to know why the Elliot-Chelsea Houses are being demolished and what will happen to the present residents of those houses during the demolition.
Sincerely,
Carol Weinstein

I write in opposition to the Proposed [FEC \(Fulton Elliot-Chelsea\) NYCHA/PACT](#) plan. My reasons are as follows: the plan does not reflect the will of NYCHA residents; it will diminish the residents' already constricted access to green space and sunlight; and it will inflict massive and unnecessary harm to the environment.

1. The proposed plan does not reflect the will of the residents. In [announcing the plan](#), NYCHA refers to “years of resident-driven engagement.” Yet the proposed plan deliberately ignores the careful (and [award-winning](#)) recommendations made by the Chelsea Working Group -- recommendations that specifically rule out demolition.

Instead, the proposed NYCHA/PACT plan [bases its legitimacy](#) on “discussions” among “resident leaders, NYCHA and Essence Development.” The only artifact emerging from those “discussions” is a supposedly non-binding, rudimentary “[survey](#)” of residents that it did not even mention the possibility of demolition. That survey was completed by only 30% of eligible households.

The “substantive amendment” that upended the Chelsea Working Group process was a simple bait-and-switch. It completely altered the proposal in the [original RFP](#) (p. 15) and in the [NYCHA announcement](#) of Related and Essence as the PACT partners. Both the RFP and the announcement promised “rehabilitation” and “upgrading” without any reference to demolition.

Environmental justice demands that the residents of the FEC campuses have agency and that the planning process be transparent. Yet the process has failed to give residents a real voice and has been opaque rather than honest.

2. The proposed plan will impinge on green and open space that is exclusively set aside for NYCHA residents. What green space now exists will be “shared” with the majority population of renters at market-rate (3,500 total units of which 875 will be “affordable” vs. the current 2073 NYCHA residents).

At present, the Chelsea, Clinton & Midtown District provides an abysmal 3.2% of land for public parks, open space, and recreation ([Data2go.nyc](#)). If the planned 3,500 additional non-NYCHA units are built on the current FEC sites, the already high average population density of 337.7¹ per acre will rise to 904 per acre (based on an average of 2 people per unit). The only NYCHA campus that rivals this number is the 25-story Two Bridges URA (St. 9) with a density of 773 (Statistics from the NYCHA [Development Data Book 2023](#)).

Handing land intended for NYCHA public housing to for-profit developers will neither solve the New York City housing crisis nor benefit the current NYCHA residents. Instead, it will take away precious green and open space and, given the height of proposed buildings, direct sunlight

¹ Population densities per acre as of 2023: Chelsea = 504; Chelsea Addition = 108; Elliot = 265; Fulton=398.

from NYCHA residents to whom it rightfully belongs. As the Capital Projects Division report *[NYCHA's Urban Forest: A Vital Resource for New York City](#)* states,

NYCHA's open spaces are an important resource in their own right, both for NYCHA residents and New York City as a whole.... In neighborhoods with clusters of NYCHA developments, NYCHA is often the primary source of tree canopy cover neighborhood-wide."

3. Just as the plan would deprive residents of green space and sunlight, so would it create pollution and CO2 emissions in the immediate area and beyond. Demolishing some 18 existing buildings and replacing them with an unknown number of larger buildings will squander "embodied carbon" and add to global climate change.

The construction industry is responsible for an [estimated 39%](#) of global greenhouse emissions. Most of these emissions come from building operations. But at least 11% of global emissions come from the actual construction (and demolition) of buildings. Unfortunately, the emissions from "embodied" or "upfront" carbon in construction have long been ignored. They are the "[dirty secret](#)" of even the "greenest" new building.

To account for embodied carbon, responsible developers and architects use a "life-cycle assessment" (LCA) which quantifies and tracks a building's carbon emissions from design to demolition. Such an assessment is [required in Great Britain](#) for all public works – and certainly any construction associated with NYCHA should fall into that category.

No LCA relating to any of the proposed new buildings has been shared with the public. No mention has been made of voluntary compliance with Mayor Adams' EO 23, which requires "Capital Project Agencies" to "annually submit an LCA report to the office of environmental coordination" (NYCHA is not named as a capital agency in the order).

The HUD Press Release No. 23-271 regarding COP28 promises that HUD will be a leader in the battle against climate change. Included in the press release is a link to the [UNEP Buildings Breakthrough](#), to which the United States of America is a signatory and which includes as one objective, "**Near-zero (emission):** addressing both embodied and operational emissions" ([Breakthrough Agenda Report 2023](#) p. 112). The Memorandum of Understanding between HUD and the Department of Energy has as two of its nine goals to "[f]ully decarbonize the building stock by 2050" and "[r]educe pollution and improve air quality." Both goals require lowering the total amount of embodied carbon associated with building construction.

According to the [EIS Notice of Intent](#)), the FEC NYCHA/PACT plan anticipates a completion date of 2040. It would be reasonable to assume that at some point before that date the United States will require LCA studies of all new construction. It would also be reasonable to expect that, like the current EU push for "retrofit," the gratuitous demolition of perfectly viable buildings will be forbidden. This has already happened in the UK, where a proposal by Marks and Spenser to demolish its flagship building in London was [denied by the UK Secretary of State](#)

because “construction of the new-build replacement would ‘impede the UK’s transition to a zero-carbon economy’.”

It is true that, as stated in the EIS Notice of Intent, the “buildings and units within these developments have seriously deteriorated and require substantial repair and rehabilitation.” The NYCHA buildings require and deserve exactly that: **repair** and **renovation**. They do NOT require or deserve demolition.

Our national and local policies make demolition profitable in the short run and do very little to support renovation. But as the architect [Lloyd Alter points out](#), **“Building reuse almost always yields fewer environmental impacts than new construction when comparing buildings of similar size and functionality”** even if the new construction bills itself as “green.”

Last summer global temperatures reached a record high. New York City was visited by the [orange-hued smoke](#) from the climate-change induced Canadian wildfires. The future is here. We have engineered ourselves into a world no child should have to inherit. The demolition plan put forth by NYCHA, Related, and Essence can only make that world worse.

Katherine Williams, PhD
Humanities Department – New York Campus
New York Institute of Technology
kwilliam@nyit.edu

March 7, 2024

Department of Housing, Preservation and Development

RE : Fulton Elliot Chelsea Redevelopment

Ladies and Gentlemen :

My wife and I are 16-year residents of Chelsea and members of the 300 West 20th Street Block Association. As a community member, and someone who cares a great deal about the neighborhood, I cannot express strongly enough how dismayed I was, and still am, to discover that the larger Chelsea Community has been largely excluded from the process of decision making when it comes to the proposals for the Fulton Elliot Campuses. How else can one explain the absurd proposal to Rezone and build 39-story towers on 9th avenue, adjacent to what is one of the very few remaining historic districts in Manhattan? All of the adjacent blocks, and indeed, the entire Chelsea community, are stakeholders in this développement. Yet it seems only the residents of the NYCHA housing have been surveyed in some form. We are completely supportive of creating more affordable housing and ensuring that the NYCHA residents have safe, clean, habitable and well-maintained living spaces. But we believe it can, and must, be done according to the principles of contextual zoning and development. The residents of West 20th street and all of the surrounding blocks will be on the ground, living through this demolition, construction and redevelopment for 10-20 years. It will cast a shadow, both literally and figuratively, on our daily lives and the lives of our children and their families. Therefore, I respectfully request that you address the following concerns.

1. This process has lacked transparency and accessibility from the very beginning. How did an RFP that came out of the working group to renovate and possibly build some new buildings on the campus turn into a complete demolition and rebuild with new luxury housing proposal? What outside agency certified the numbers quoted by the developer for the costs of renovation ?

If I submit an RFP for a concert hall and win the bid, is it ok if I suddenly decide to build a football stadium instead ?

I have seen every available plan, image, set of numbers, proposal, etc. And yet, we still don't have a scale model of what the buildings would look like. We still have no idea about how they will be financed, whether government money will be used, how much it will cost, how much profit the developer expects to make, or even a reasonable plan of what the apartments will look like or how many square feet of the entire development will be Section 8, and whether it is a net gain or loss of square feet in terms of the previous NYCHA buildings. Why do all the drawings by the developer fail to show the actual scale of the proposed buildings in relation to what is already present in the neighborhood ? This is a rhetorical question, because we all know why. They don't want us to know that they plan to violate every precept of contextual zoning in order to maximize their luxury and market rate housing opportunities.

2. This is a quote from the 197-a plan adopted as the Contextual Chelsea Development Plan by Community Board 4 and the City Planning Commission and City Council by resolution on April 10, 1996 and May 22, 1996 respectively

“The 197-a Plan states the sponsor's goals: to provide for orderly growth and change; to provide opportunities for new, economically-integrated housing; to preserve the existing low-income housing stock; to prevent significant displacement of residents and businesses; to preserve ethnic and economic diversity; to protect residential areas from commercial intrusion ; to preserve the character and visual unity of Chelsea; to preserve the traditional urban form and scale of the community; and to protect the [Chelsea] Historic District and other areas of historic character.”

There is no question that the current Rezoning plan on the table is in direct conflict with every single one of these stated community and council- approved goals. From the ratio of affordable to luxury and market rate housing (2 to 1 favoring the latter), to the lack of context for 39 story towers on the avenue in what is a low-rise neighborhood with an adjacent historic district, to the idea that the new market rate and luxury housing will no doubt dramatically change the nature of the businesses that currently serve the neighborhood, the Rezoning plan is a slap in the face to EVERY resident of the neighborhood.

3. Developers are proposing that the NYCHA residents be placed in the planned, rezoned 36-39 story towers on 9th avenue. Their purported rationale, as I understand it, is that this plan will allow residents to occupy their new apartments more quickly. But in reality, this an egregious segregation by income that effectively creates ‘poor buildings’ on the avenue, and places ‘rich’ buildings closer to the open space. It is an affront to the 197a Plan goals, as well as a terrible way to develop any neighborhood. Shame on anyone who even considers this as a viable option.

4. The building planned for the north side of 19th street will consume a well-used small neighborhood park and green space, and because of its height, it will block light and air to the backyards of the historic Cushman Row townhouses on the south side of 20th street between 9th and 10th Avenues. This cannot be allowed, given the goal in the 197a Contextual Zoning plan ‘to protect the Chelsea Historic District and other areas of historic character.’
5. How can you guarantee that the demolition of so large a campus in such a dense residential area will not negatively effect the air quality or public health ? Shall we take the Developer’s word for it given how they have conducted themselves so far ? Will residents have a mechanism for weighing in when they have issues with air quality, noise, traffic, or rodent infestation (we all know that it is the handmaiden of any demolition and large-scale construction). Who will hear our voices and protect us during this process ?

How will this increase in density effect sewers, stormwater drainage, sanitation, and all of the essential systems ? Where will the traffic go when so many streets need to be closed or constrained by construction materials. and vehicles ? How the hell will this work ?

We have spent years watching Hudson Yards go up. It was a nightmare to drive anywhere near there. And that was an isolated area with very little residential foot traffic. This is a densely residential area. Residents walk these blocks, drive on these blocks, take our kids to schools on these blocks. Is it reasonable to sacrifice the well-being of the entire neighborhood for 10-20 years so that Related can take control of the campus ? Do we all have to suffer because NYCHA is a criminally negligent landlord ?

The residents of NYCHA deserve decent, clean, safe, accessible housing. But these two proposals are not about that. The Rezoning is wrong and offensive to the neighborhood in every possible way. Here I quote from your page 20 of the Scoping document about what the Developer anticipates for Land Use Approvals :

A Large-Scale General (LSGD) special permit to facilitate the proposed site plan by allowing :

- *Distribution of floor area without regard to zoning lot lines or district boundaries ; and*
- *Location of buildings without regard for applicable yard, court, distance between Buildings or height or setback regulations.*

Ladies and Gentlemen, the above is a **neighborhood destruction clause**. It will forever change the character and quality of our neighborhood and make a mockery of the 197a principles. You must not allow it to go forward !

Duncan C. Wilson
352 West 20th Street
Dcow@mailup.net

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Local resident AGAINST Fulton and Elliot demolition
Date: Wednesday, February 21, 2024 11:24:22 AM

From: simone wolff <simonegretawolff@gmail.com>
Sent: Monday, February 19, 2024 9:47 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Local resident AGAINST Fulton and Elliot demolition

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Hello,

I am a resident of Chelsea whose family has lived here for three generations. I am appalled firstly at the negligence that NYCHA has shown toward Fulton and Elliot, which is clearly motivated by racism and greed. Now that you have allowed buildings that hundreds of multigenerational, mostly Black families live in to fall into dangerous disrepair, the only option you present is to displace residents, possibly permanently, privatise development and further gentrify the neighborhood. This course of action is racist, cynical and corrupt.

There have been numerous complaints and protests about the way that you conducted the surveys--with only 18% percent of residents ultimately voting in favor of the demolition you are trying to shove through. The fact that the neighborhood is constantly covered with anti-NYCHA flyers and there have been numerous protests clearly shows that the people are not on your side. They do not need or want brand new housing, they want to keep their homes and have them serviced and improved in a timely and reasonable manner.

I stand with my neighbors in opposing this redevelopment, and demand that each and every person living in Fulton and Elliot is guaranteed housing that is safe and consistent. We don't want to be displaced and we do not want the environmental impact and disruption of a huge demolition and rebuilding process. We demand a transparent, inclusive decision-making process that prioritizes the people whose homes are at stake--something you have not provided as of yet.

Sincerely,
Simone Wolff

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Testimony In Support of Fulton, Elliott, Chelsea Houses Residents
Date: Tuesday, February 6, 2024 11:50:09 AM

From: zool Zulkowitz <zooltheartandpolitics@hotmail.com>
Sent: Monday, February 5, 2024 5:55 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Cc: zool Zulkowitz <zoolTheArtandPolitics@hotmail.com>
Subject: [EXTERNAL] Testimony In Support of Fulton, Elliott, Chelsea Houses Residents

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I'm zool Zulkowitz, a retired member of the Directors Guild of America, a current member of Community Board #5, coordinator of The Prince George Tenants Union, and a member of the Street Homeless Advocacy Project.

I speak today of the grave civic concerns that the long saga at Fulton, Elliott, Chelsea Houses has raised - transparency, affordable housing, environmental impact, and most of all, fairness to the residents, our neighbors.

There are a number of stakeholders involved in this benighted process. While I presume the primary interest of NYCHA is the residents, the primary interest of Related Companies is its shareholders.

The original request for proposals was made after long engagement with the community, emphasized that there be no demolition of existing properties, that there would be compliance with existing zoning, and that any new building would have 50% affordable units.

That is not what we are seeing here.

Are NYCHA residents no longer entitled to live with the same dignity as other residents of our community when real estate values surge upwards?

The pattern of gentrification, a euphemism for racism and the general disregard for low-income working people, seniors, challenged peoples and minorities of all sorts (excepting billionaires) being displaced as communities become fashionable, is well documented.

It is the domestic equivalent of settler colonialism.

I urge you to release the Obsolescence Report as well as all NYCHA documents related to the RFP immediately, and to respect the wishes of NYCHA residents and our community as you reevaluate this project.

zool (Paul) Zulkowitz
The Prince George
14 East 28th Street, #313
New York, NY 10016
zoolTheArtAndPolitics@hotmail.com
718-964-7643

From: [nepa \(HPD\)](#)
To: [Pugliese, William \(HPD\)](#); [Coletta, Matthew \(HPD\)](#)
Subject: Fw: [EXTERNAL] Chelsea-Elliott houses and Fulton houses
Date: Wednesday, February 21, 2024 11:24:53 AM

From: aguttu <aguttu@yahoo.com>
Sent: Tuesday, February 20, 2024 12:42 PM
To: nepa (HPD) <nepa_env@hpd.nyc.gov>
Subject: [EXTERNAL] Chelsea-Elliott houses and Fulton houses

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Greetings,

I am a member of penn south writing about our neighbors' housing.

Thanks,

Allison

Sent from my T-Mobile 4G LTE Device