

# 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   |
|--|--|--|--|
| <b>How will my rent be determined?</b>   | 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  |
| <b>Will I be put into an apartment that appropriately fits my household size according to NYCHA Standards?</b> | Yes  | Yes  | Yes  |
| <b>Will I be relocated out of my apartment?</b>  | 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. |
| <b>Will my utilities cost remain the same?</b>   | Yes  | Yes  | Yes  |
| <b>Will I have free Wifi?</b>  | Yes  | Yes  | Yes  |
| <b>Will there be newly activated outdoor greenspaces?</b>  | Yes  | Yes  | Yes  |
| <b>Can I control the temperature in my apartment?</b>  | Yes  | Yes  | No   |
| <b>Will I have central air conditioning</b>  | Yes  | Yes  | No   |
| <b>Will I have a Washer/Dryer in-unit?</b>   | Yes  | Yes  | If you currently have a washer machine, you will be able to keep it.   |
| <b>Will I have a dishwasher?</b>   | Yes  | Yes  | No   |
| <b>Can I keep my pets?</b>   | 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](mailto: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

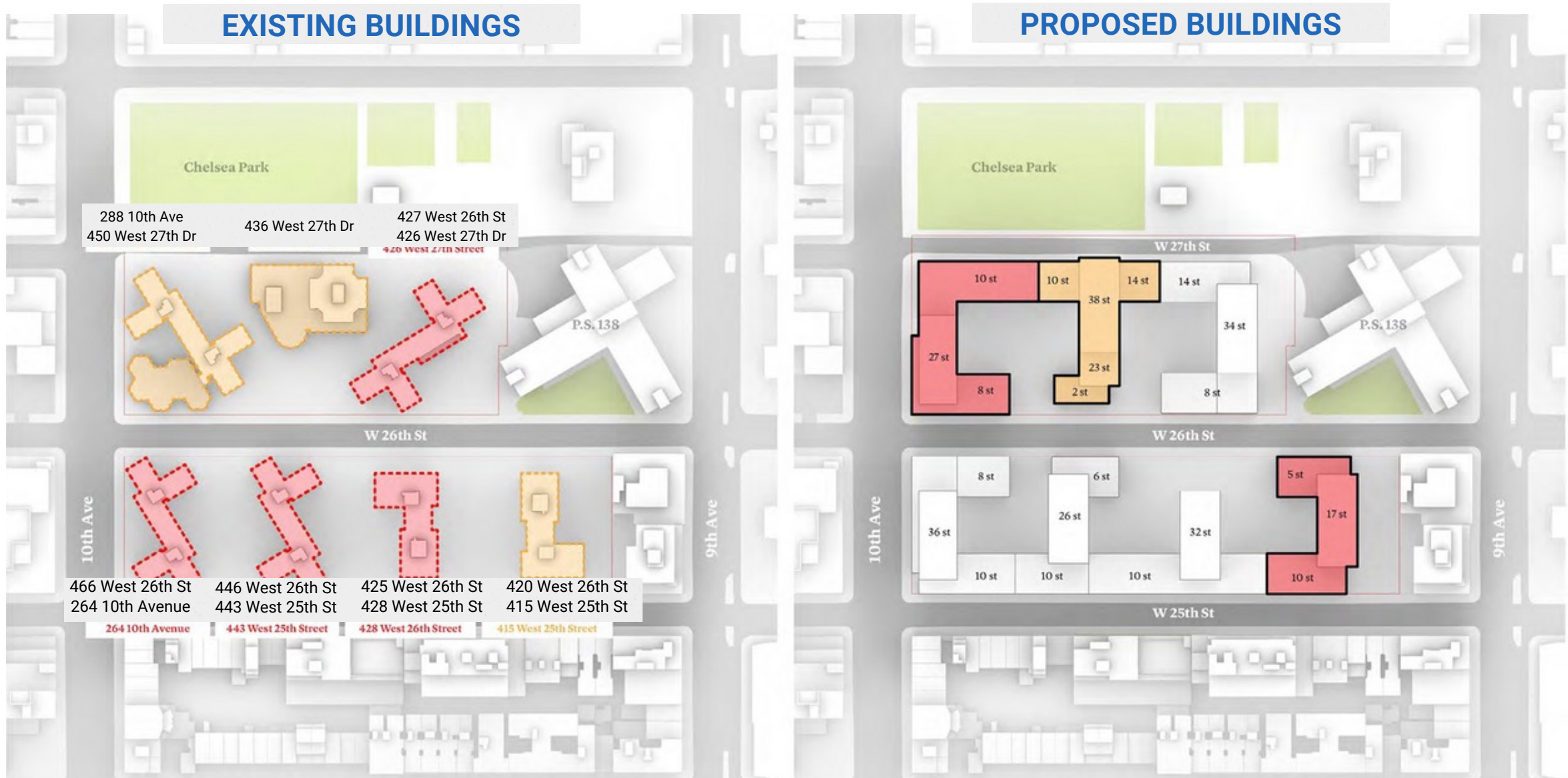
Address all Tier 1 open Work Orders within units

|   |   |
|---|---|
|    | 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



- Decanted in Phase 1
- Decanted in Phase 2

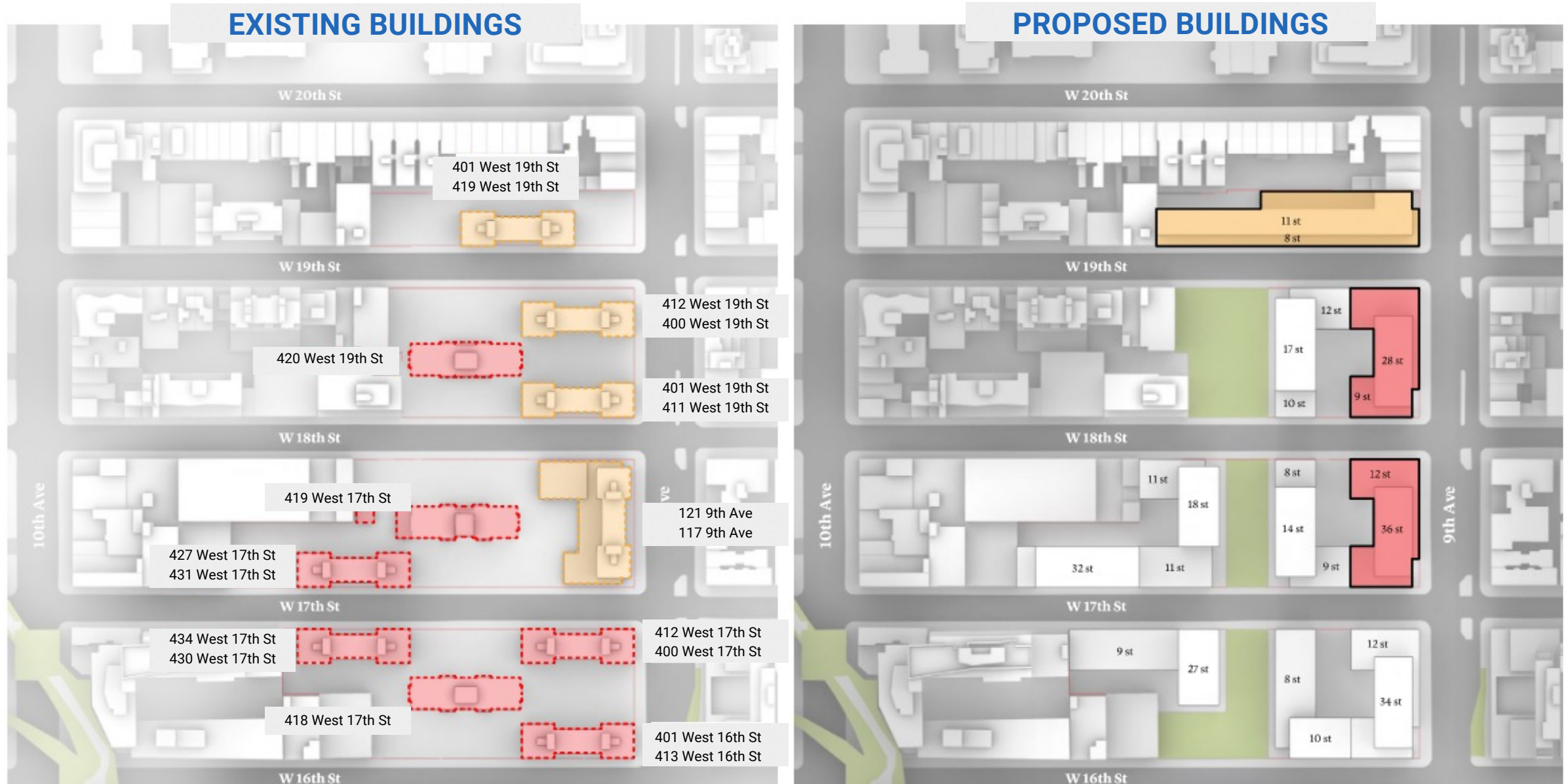
- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years



# OPTION 1A

New Construction with rezoning for taller buildings in less time

## FULTON BUILDING REPLACEMENT SUMMARY

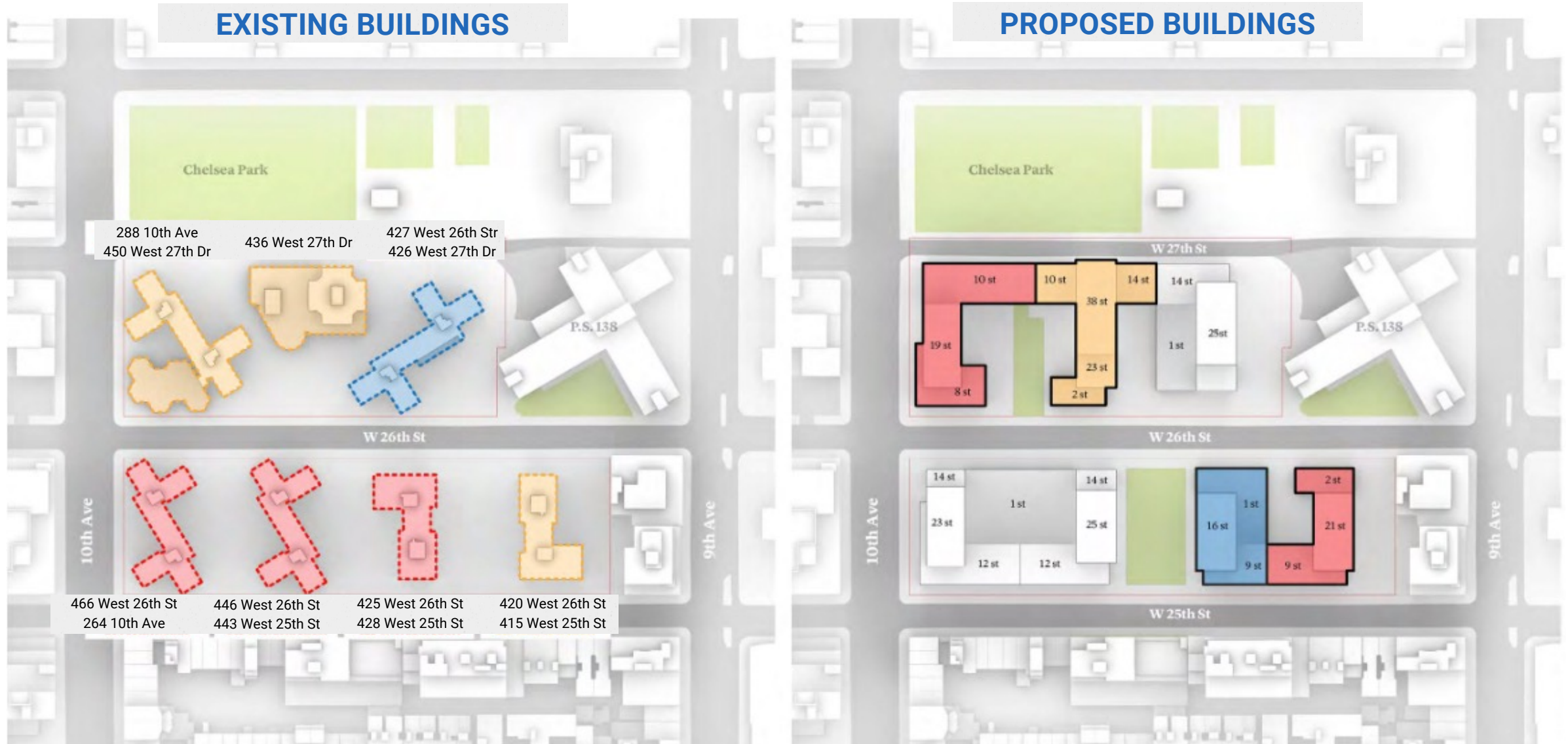


- Decanted in Phase 1
- Decanted in Phase 2

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years

# OPTION 1B New Construction within current zoning for shorter buildings in more time

## ELLIOTT CHELSEA BUILDING REPLACEMENT SUMMARY



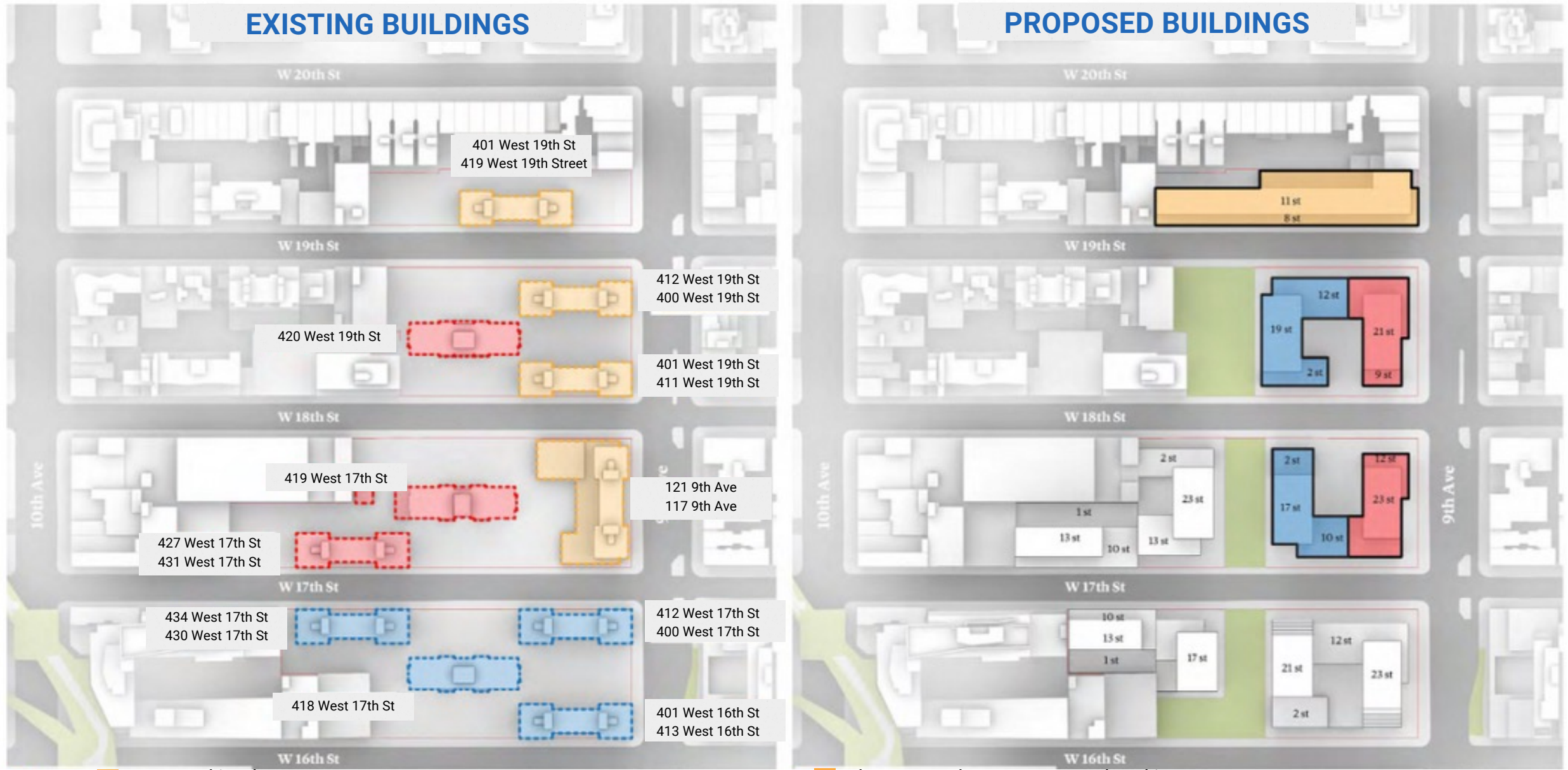
- Decanted in Phase 1
- Decanted in Phase 2
- Decanted in Phase 3

- 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



- 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

ILLUSTRATIVE & PRELIMINARY - FOR DISCUSSION

# 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](http://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



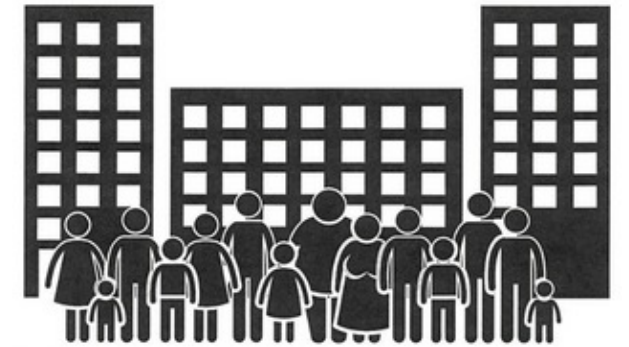
**Conveyance  
Documents**

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