

CHELSEA NYCHA PROPOSAL

September 27, 2023







Background

Chelsea NYCHA Facts

- Chelsea NYCHA consists of the Fulton and Elliott-Chelsea Houses Campuses.
- Elliott-Chelsea Houses sit between West 25th and West 27th Streets and 9th and 10th Avenues. The campus consists of 13 buildings and 1,111 units, all of which are affordable public housing.
- Fulton Houses sit between West 16th and West 19th Streets and 9th and 10th Avenues. The campus consists of 19 buildings and 944 units, all of which are affordable public housing.
- Chelsea NYCHA is owned and operated by the New York City Housing Authority.

The Chelsea NYCHA Working Group

- A Working Group was established in 2019 and met weekly until 2021. The Working Group included 36 residents, elected officials, non-profit organizations and advocates, local partners, Office of the Mayor, and NYCHA.
- The Working Group discussed the funding crisis at NYCHA and reviewed, in detail, the physical needs assessments and repair costs for the NYCHA Chelsea developments. Recommendations were made to address the capital needs for the full renovation of the Chelsea neighborhood NYCHA developments.
- The plan was released to the NYCHA tenants and the public in February, 2021.

The Working Group Recommendations

- The Working Group, with NYCHA, agreed to release an RFP **to rehabilitate 100% of the units with residents in place, and the designated developer would be allowed to build up to six infill mixed-income residential buildings.**
- The Working Group recommendation was supported by:
 - **NYCHA Residents:** Tenant Association representatives and NYCHA tenants from Fulton Houses, Elliott-Chelsea Houses, and Chelsea Addition
 - **Elected officials:** US Representative Jerry Nadler, NYC City Council Speaker Corey Johnson, NYC Public Advocate Jumaane Williams, NYC Comptroller Scott Stringer, NYC Councilmember Gale Brewer, NY State Senator Brad Hoylman, NY State Senator Robert Jackson, and NY State Assemblymember Richard Gottfried
 - **Community representatives:** Manhattan Community Board 4, Hudson Guild
 - **New York City Administration:** NYC Deputy Mayor for Housing and Economic Development, NYC Housing Authority Chairman and Chief Executive Officer
 - **Housing practitioners:** Community Service Society, New York Housing Conference, Furman Center for Real Estate, Citizens Budget Commission, The Legal Aid Society, and Citizens Housing and Planning Council

RFP Release and Selection

- NYCHA issued a Request for Proposals (RFP) in April 2021 in accordance with The Working Group recommendations.
- Responses to the RFP were brought to the representatives from both the Fulton Houses and Elliott-Chelsea Houses tenant associations who worked with NYCHA and Citizens Housing and Planning Council for review. The Tenant Association representatives and NYCHA recommended awarding the RFP to Related Companies and Essence Development.
- On December 1, 2021 NYCHA and resident leaders announced the selection of the Related Companies and Essence Development to provide appx \$366M in repairs and investments for Chelsea NYCHA through the PACT Program.

Timeline: 2022 to Present

- In February, 2022, the development team worked with NYCHA and representatives of the Fulton and Elliott-Chelsea Houses Tenant Associations to complete building and unit inspections. They also obtained feedback through monthly meetings and bi-weekly Design & Construction, Management & Security, and Community & Resident Engagement Committee meetings.
- In October 2022, some tenants and Tenant Association Representatives from HOU Household Assessments requested an option for new buildings.
- In February 2023, Tenant Association Presidents met with local elected officials and MCB4 to inform them of their desire to begin a NYCHA tenant survey, including an option for demolition and new replacement buildings. Residents 18 and older who were listed on the lease were able to submit their survey responses from March 20th until May 20th. The survey process was overseen and audited by CHPC (NY Citizens Housing & Planning Council).

Timeline: 2022 to Present - Con't

- From March to May 2023, Related/Essence and NYCHA held 35 information sessions, canvassed residents, and distributed informational packets to every apartment within the developments to inform the tenants of the survey process and the three options up for consideration.
- On June 21st, 2023 NYCHA issued a press release announcing the proposal.
- On July 12, 2023, representatives of NYCHA and Related/Essence gave a public presentation to MCB4 regarding the concept proposal for the demolition and complete rebuilding + infill of the NYCHA Chelsea campuses.
- The Related Companies and Essence stated that their evaluation of renovation costs had increased from \$366,000,000 to \$1,200,000,000. They proposed to demolish and rebuild the 2,055 Chelsea NYCHA apartments along with additional new mixed-income housing.

Where We Are Today

The Proposal

- NYCHA, Related Companies and Essence Development propose a plan to demolish and rebuild the existing buildings on both Chelsea NYCHA campuses. All tenants would be provided a new home. The plan also calls for interim rehab work.
- Under this proposal, new construction on the campus begins with NYCHA replacement housing. Existing NYCHA tenants are moved into new, permanent housing as new buildings are built to prevent temporary relocation for all residents. However, some tenants may be relocated during interim rehab work.
- As a new building is built, NYCHA residents are then transferred into that new building so the old building can be replaced, and rebuilt.

The Proposal - Con't

- In addition to the NYCHA replacement housing, Related/Essence will also build new mixed-income buildings on the campuses with roughly 3,500 apartments of which 2,625 will be market rate units and 875 will be affordable units.
- All leases and tenant rights remain in place.

FAQs

Has the Chelsea NYCHA proposal been approved?

- No. The proposal is subject to public review by city, state, and federal agencies.

Has Manhattan Community Board 4 reviewed and approved the Chelsea NYCHA plan?

- No. Manhattan Community Board 4 has not received a full plan. NYCHA/Related/Essence presented a concept PowerPoint presentation on July 12, 2023. Therefore, Manhattan Community Board 4 has not yet taken a position on the proposal.

Where This Leaves Us

- This remains a proposal. This is not approved.
- MCB4 has not received a full plan and has not taken a position.
- MCB4 has requested more information from The Developers and will make that information public.
- MCB4 will continue to hold public meetings at the HHHS Committee, Chelsea Land Use Committee and Full Board.
- MCB4 is committed to hearing and engaging with the public.

Public Comment

Thank You

Contact us:

Manhattan Community Board 4

424 W. 33rd Street, Suite 580

New York, NY 10001

Telephone: 212-736-4536

jbodine@cb.nyc.gov

Link to [Website](#)

