



NEW YORK CITY HOUSING AUTHORITY
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LISA BOVA-HIATT
CHIEF EXECUTIVE OFFICER

November 26, 2025

Office of the New York State Attorney General, Letitia James
Office of U.S. Representative, NY-12, Jerrold Nadler
Office of City Council Member, District 3, Erik Bottcher
Office of the Manhattan Borough President, Mark Levine
Office of State Senator, District 47, Brad Hoylman-Sigal
Office of State Assembly Member, District 75, Tony Simone

Dear Fulton, Elliott, and Chelsea Elected Officials and New York State Attorney General,

Thank you for your letter dated November 19, 2025. In your letter, you share your support for the long-term success of the Fulton, Elliott, and Chelsea redevelopment project and underscore the importance of relocations and the upcoming conversion to Project-Based Section 8. The redevelopment of the campus is in a critical moment, a moment that should be met with consistent and clear communication about next steps for our NYCHA community. We agree that all households need to feel supported throughout this transition with communication and direct engagement, which our collective teams have done from the start of the Chelsea Working Group in 2019 and will continue to do so until all households move into their new, permanently affordable homes.

NYCHA will not pause or slow down our efforts for this first-of-its-kind redevelopment project. NYCHA residents have waited years for the redevelopment of their campus to begin, and it is critical for all of us to continue with forward progress.

I would like to stress that regardless of the date or time of year, all relocations that occur on the campus are conducted in a manner that protects tenants, upholds their rights, and follows required steps as outlined in the Relocation Plan. Starting in June of this year, households had the opportunity to relocate on-campus. It is a step of last resort to file actions against any household in State Supreme Court. As you know, in the matters being heard in State Supreme Court, NYCHA is not seeking to terminate the household's tenancy, but rather to have them relocate through a court order. There is no risk of eviction from these proceedings, and as such, these cases do not require the Right to Counsel. Nevertheless, it is NYCHA's understanding that the majority of these households have now retained counsel and will have representation in court. As these cases move through the legal process, NYCHA and our PACT partners remain committed to working closely with each household and will not plan a relocation during the holiday season, unless that timeframe is approved by the household.

To date, we have made significant progress in relocations and lease signings. The PACT partner's relocation agent, Housing Opportunities Unlimited (HOU) has built relationships with residents over the past several years and has moved (or is in the process of moving) over 80% of the 111

households that need to relocate from Chelsea Addition and Fulton 11. Relocations have been supported with free packing and moving assistance. Each household is being offered a refurbished apartment on the campus, minimizing any risk of displacement. Any household that relocates will sign a 'Right to Return' agreement, guaranteeing them an apartment in the new replacement buildings once complete.

Related Affordable Management, the new property manager for the Project-Based Section 8 buildings, has been on-site working directly with households starting in October 2025. To date, and in just a matter of weeks, nearly 40% of converting households have signed their Section 8 PACT lease. We anticipate progress to continue leading up to conversion. Any household that signs the PACT lease will sign a 'Right to Return' agreement, guaranteeing them an apartment in the new replacement buildings once complete.

In December, NYCHA intends to convert a number of PACT projects across the city to Project-Based Section 8 through the PACT program. To ensure that residents are properly noticed, as required by HUD, we will distribute both a Section 9 Lease Termination Notice and a Closing Notice to all of these households. These notices will explain the importance of signing the new PACT lease and will include the timeline for the conversion.

NYCHA and our PACT partners will continue to engage with all households in the converting buildings to answer questions about the lease and the conversion process. As is the case with all of our upcoming December PACT closings, households have been engaged in conversations with their respective partner teams about the lease signing process for at least four months, with lease signings occurring up to the date of conversion.

NYCHA and our PACT partners have communicated with all Fulton, Elliott, and Chelsea residents that our goal for the Phase 1 closing would be the end of 2025, a target that we must continue to work towards. It is critical that we all remain focused and aligned until every single replacement unit is built on the campus.

I would like to encourage each of your offices to help disseminate information about the lease signing process and the importance of relocating to help NYCHA and our PACT partners reach every household before the conversion. With your continued support and outreach we can be sure that everyone is informed, their questions answered, and we continue to make progress on delivering a transformative redevelopment project, bringing new homes to NYCHA residents and the broader Chelsea community.

Sincerely,



Lisa Bova-Hiatt
Chief Executive Officer
New York City Housing Authority