



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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LESLIE BOGHOSIAN MURPHY

Chair

JESSE R. BODINE

District Manager

March 25, 2026

Zohran Mamdani

Mayor

City Hall

New York, NY 10007

**Re: NYCHA Fulton/Elliott-Chelsea Proposed Redevelopment
Request for Collaboration with Administration**

Dear Mayor Mamdani:

On February 5, 2026, at the regularly scheduled Manhattan Community Board 4 (MCB4) Housing, Health, and Human Services (HHHS) meeting, the Committee discussed a meeting with Fulton 11 tenants that took place at the end of January 2026.

On January 29, 2026, MCB4 was made aware of a meeting taking place at Hudson Guild, with Fulton 11 tenants, Fulton and Elliott-Chelsea (FEC) Tenant Association leaders, representatives from the new Mamdani Administration, NYCHA, and the US Housing and Urban Development (HUD) just hours before the start of the meeting. While the Co-Chair of the HHHS Committee was able to attend the meeting despite short notice, MCB4 requests it be invited to all FEC-stakeholder meetings and that such invitations be extended on a timely basis.

MCB4 has been heavily involved in the public discussion of the NYCHA FEC redevelopment proposals since its announcement in 2019, as detailed in the following section.¹ MCB4 believes it is imperative to coordinate engagement with the new Mamdani Administration regarding the NYCHA FEC proposed redevelopment.

On March 4, 2026, the MCB4 March Full Board meeting, MCB4 voted 35 in favor, 8 opposed, 1 abstaining, and 1 present but not eligible to request that the new Administration invite to any and all FEC stakeholder meetings MCB4 and local elected officials, including US Congressman Jerry Nadler, State Attorney General Letitia James, Manhattan Borough President Brad Hoylman-Sigal, Assemblymember Tony Simone, State Senator Erik Bottcher, and the incoming District 3 Councilmember.

¹ [July 2019 MCB4 Letter to NYCHA re NYCHA Proposal Alternatives](#)

NYCHA FEC – MCB4 Involvement and Collaboration with Stakeholders

In February 2021, MCB4 participated in the Chelsea NYCHA Working Group, publishing a comprehensive report of recommendations to meet the urgent capital improvements and repair needs of the NYCHA FEC campuses while centering the concerns and experiences of NYCHA residents.² This Working Group encompassed a broad range of stakeholders, including NYCHA residents, MCB4 members, elected officials, City agencies, housing advocates, academics, and NYCHA.

The Working Group Report is further memorialized in the April 2021 letter from MCB4 to Mayor de Blasio and NYCHA, requested that the NYCHA FEC redevelopment Request for Proposals (RFP) to attach the Working Group Report, and that the provisions of the report are included as project requirements.³

In June 2023, NYCHA announced its plans for the complete demolition and redevelopment of the FEC campuses with Related Companies and Essence Development (collectively, “Related/Essence”), contradicting its previous commitments for approximately \$330 million of repairs. In July 2023, MCB4’s Chelsea Land Use (CLU) and HHHS Committee hosted NYCHA for an informational presentation on the revised project proposal to engage in a public discussion with NYCHA and Related/Essence. MCB4 followed up with NYCHA and Related/Essence requesting further information on the proposed FEC redevelopment,⁴ and received a response from NYCHA in September 2023.⁵ MCB4 engaged in public discussions with NYCHA and Related/Essence and continued to request further information to address community and resident concerns.⁶

In January 2024, NYCHA issued a Notice of Intent to prepare an Environmental Impact Statement (EIS) for the NYCHA FEC proposed redevelopment.⁷ MCB4 continued to raise its concerns for the revised redevelopment plan during the scoping process,⁸ while raising immediate resident needs and concerns regarding interim repair plans, including security, pest control⁹ work order scope, and management¹⁰ for the FEC buildings.

² [February 2021 Chelsea NYCHA Working Group Report](#)

³ [April 2021 MCB4 Letter to Mayor de Blasio and NYCHA re Chelsea NYCHA Working Group Report](#)

⁴ [Aug 2023 MCB4 Letter to NYCHA, Related/Essence re Request for Info, NYCHA FEC Planned Redevelopment](#)

⁵ [Sep 2023 NYCHA Response Letter to MCB4 re Info Request for NYCHA FEC Redevelopment Proposal](#)

⁶ [Nov 2023 MCB4 Letter to NYCHA, Related/Essence re NYCHA FEC Proposed Redevelopment Info Request](#)

⁷ [Jan 2024 HUD Notice of Intent re NYCHA FEC EIS](#)

⁸ [March 2024 MCB4 Letter to NYCHA, HPD, and HUD re FEC Redevelopment Project DSOW for DEIS](#)

⁹ [April 2024 MCB4 Letter to NYCHA, Related/Essence re NYCHA FEC Interim Repairs Security and Pest Control](#)

¹⁰ [June 2024 MCB4 Letter to NYCHA, Related/Essence re NYCHA FEC Interim Repairs, Work Order Scope](#)

In August 2024, MCB4 called upon elected officials to hold NYCHA and Related/Essence accountable to provide information to the public for a development proposal and full descriptions of possible alternative proposals.¹¹ In November 2024, NYCHA and Related/Essence presented on the financing and interim repair plan, then known as the Bridge Plan, to MCB4 and elected officials. However, NYCHA and Related/Essence responses to MCB4 requests remained partial and largely perfunctory. MCB4 requested further information from NYCHA and Related/Essence regarding project financing, resident relocation plans, interim repair management, and community engagement.¹² NYCHA and Related/Essence responded three months later, in January 2025.¹³

Further, the parents, teachers, staff, and Parent Teacher Association of the adjacent PS 33 Chelsea Prep reached out to MCB4 in 2024.¹⁴ PS 33 raised further concerns of regulatory compliance in relation to school safety, student health, and school operations issues, given their adjacency to the proposed project.

In 2024, MCB4 held approximately 27 meetings regarding the proposed NYCHA redevelopment plan. Further, NYCHA FEC-related matters were on the 2024 HHHS Committee meeting agenda 3 out of the total 11 meetings in 2024. The NYCHA FEC proposed project was raised in Public Session or discussed at all MCB4 Full Board meetings in 2024.

In January 2025, local elected officials held a meeting at the Fulton and Elliott-Chelsea Houses stating their support of the proposed NYCHA FEC project for complete demolition. MCB4 documented this meeting in its March 2025 letter and committed to hosting a town hall to address continued frustration, questions, and concerns raised by NYCHA tenants, Chelsea residents, and MCB4 members.¹⁵ MCB4 hosted this town hall in July 2025.¹⁶

Further, MCB4 continued public discussions with NYCHA and Related/Essence in March 2025, responding to the Master Development Agreement executed between

¹¹ [August 2024 MCB4 Letter to Elected Officials re Chelsea NYCHA Redevelopment Plan](#)

¹² [Dec 2024 MCB4 Letter to NYCHA, Related/Essence, Electeds re NYCHA FEC Comprehensive Response](#)

¹³ [Jan 2025 NYCHA/Related/Essence Letter to MCB4 re Response to MCB4 December 2024 Letter](#)

¹⁴ [July 2025 MCB4 Letter to NYCHA, Related/Essence, DOE, and SCA re PS33 Potential Impacts of NYCHA FEC](#)

¹⁵ [March 2025 MCB4 Letter to Elected Officials re MCB4 NYCHA FEC Town Hall](#)

¹⁶ [July 2025 MCB4 Town Hall re NYCHA FEC Redevelopment Plan](#)

NYCHA and Related/Essence in January 2025, and reiterating questions or concerns that remained outstanding.¹⁷

In July 2025, the HPD, HUD, and NYCHA announced through its FEIS that the Rezoning Alternative for the NYCHA FEC Redevelopment, which proposed full demolition of existing buildings for a complete redevelopment of the FEC campus.¹⁸ Given ongoing lack of transparency and perfunctory community engagement from NYCHA and Related/Essence, in September 2025, MCB4 voted to not support any of the proposed FEC redevelopment alternatives in their current form, and detailed points of guidance to govern a new path forward that centers resident concerns.¹⁹ That letter serves as the foundation of MCB4’s Chelsea NYCHA FEC Working Group, established in January 2026, to convene a central communication hub for overlapping issues across MCB4 committees and facilitate meetings with relevant stakeholders when necessary.²⁰

In 2025, MCB4 held approximately 49 meetings regarding the proposed NYCHA redevelopment plan. Further, NYCHA FEC-related matters were on the 2024 HHHS Committee meeting agenda 4 out of the total 11 meetings in 2024. Similar to 2024, the NYCHA FEC proposed project was raised in Public Session or discussed at all MCB4 Full Board meetings in 2025.

Request for Collaboration with New Administration

As detailed above, MCB4 has a long and extensive recorded history of hearing and coordinating various stakeholder concerns through open public discussions, meetings, and letters regarding the NYCHA FEC Proposed Redevelopment. Therefore, as the new Administration begins its engagement and involvement with the proposed NYCHA FEC redevelopment, MCB4 requests that the new Administration ensure coordination with NYCHA residents, and all community stakeholders, including the broader Chelsea community, local elected officials, and MCB4 to ensure robust communication and transparency.

Sincerely,



¹⁷ [March 2025 MCB4 Letter to NYCHA, Related/Essence re NYCHA FEC Follow-Ups and Outstanding Questions](#)

¹⁸ [July 2025 HUD and HPD Joint Record of Decision and Findings Statement](#)

¹⁹ [September 2025 MCB4 Letter to Mayor Adams and NYCHA re Chelsea NYCHA Proposed FEC Development](#)

²⁰ [January 2026 MCB4 Executive Committee Meeting, Chair Report, NYCHA Working Group](#)

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Erik Bottcher, NYS Senate
Tony Simone, NYS Assembly
Brad Hoylman-Sigal, Manhattan Borough President
Julie Menin, Speaker, NYC Council
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