



ST. NICHOLAS REVITALIZATION PARTNERS

RELOCATION RESIDENT MEETING

Monday, August 19, 2024 (In-Person)

Wednesday, August 21, 2024 (In-Person)

Thursday, August 22, 2024 (Virtual)



**Comprehensive
Modernization**

ST NICHOLAS REVITALIZATION PARTNERS

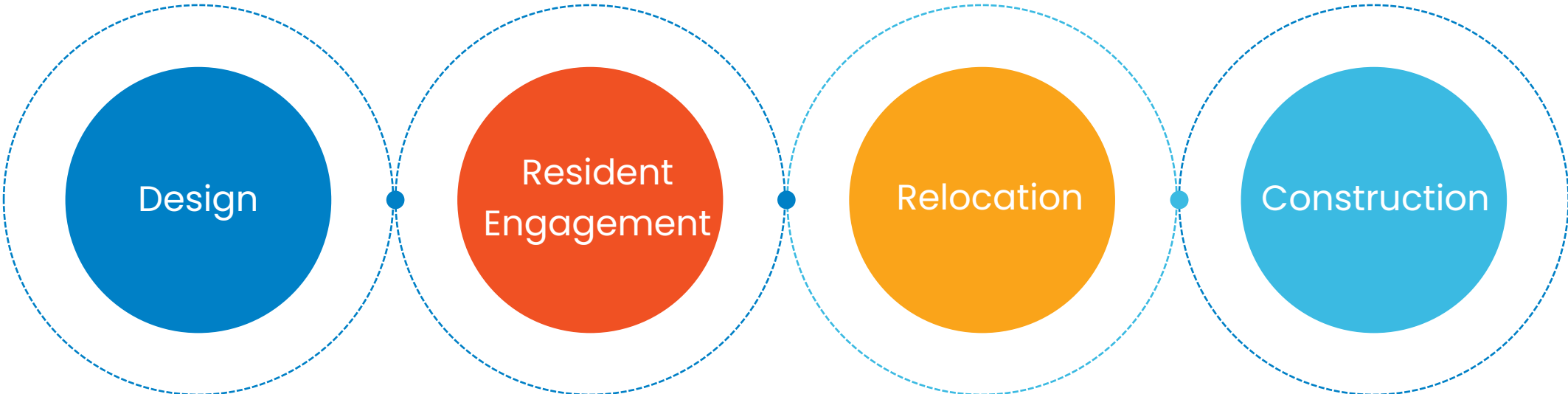
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Saint Nicholas Revitalization Partners is the Design Builder for NYCHA's Comprehensive Modernization Renovations.

SNRP is comprised of:



Architects & Engineers

Resident Engagement Specialists

Relocation Specialists

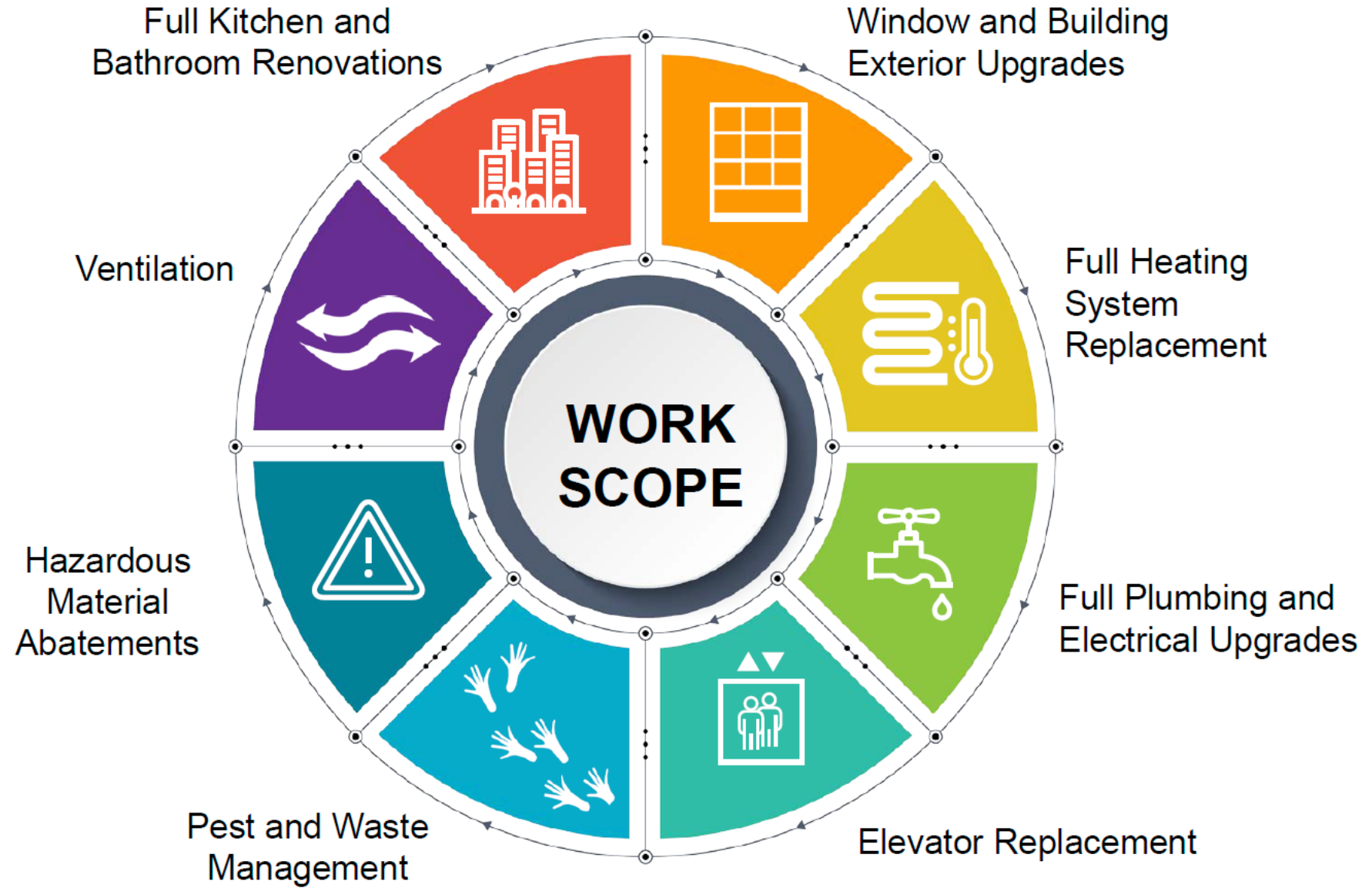
General Contractors

Design and Construction Excellence



- ✓ Decades of experience with hundreds of projects completed
- ✓ Tens of thousands of apartments fully renovated
- ✓ Prioritize safety and quality of work
- ✓ Experts with deep knowledge of abatement and remediation standards
- ✓ Substantial experience working with NYCHA communities
- ✓ Resident-focused and transparent

WORK SCOPE





All renovations and services provided by SNRPP through the Comp Mod program are at **no cost to residents.**

Under no circumstances will a SNRPP representative ask you for any type of payment or compensation.

Resident Engagement Update

Since beginning our outreach efforts in May, SNRP's Resident Engagement team has connected with over a thousand residents about the upcoming Comp Mod renovations.

Resident Engagement Activity	Residents Reached
Office Hours	105
Door Knocking	200
Tabling	133
Meetings/Events	634
Robotexts*	1019

*Average number of residents reached by each robotext sent



Office Grand Opening June 18

- ✓ SNRP hosted residents at our recently opened Resident Engagement Office.
- ✓ Attendees viewed material samples for the campus-wide apartment finishes vote and voted for their favorite options.

Evening Voting Event June 26

- ✓ Evening event on the Promenade to promote the apartment finishes vote.



Campus-Wide Apartment Finishes Vote

56% of Households Participated!!

Voting Method	Total Votes	Percent
Online	105	13.2%
Office Hours	71	8.9%
Door Knocking	200	25.1%
Meetings/Events	285	35.8%
Inbound Calls	2	0.3%
Tabling	133	16.7%
Total	796	100%



AND THE WINNERS ARE...



Kitchen and Flooring

- ✓ Cabinets - Option C, Light Gray Wood
- ✓ Cabinet Pulls - Option A, Bar Pull
- ✓ Countertops - Option C, Light quartz with marbled speckles
- ✓ Backsplash - Option B, Gray tile with light gray grout
- ✓ Floors - Option A, Warm Wood Look



Bathroom

- ✓ Floors - Option A,
12X24 Light grey
porcelain tile
- ✓ Cabinets and
Cabinet Pulls to
match kitchen



Next Steps

- ✓ Winning apartment finishes will be incorporated into a **model unit**.
- ✓ Once the model unit is finished, SNRP will host a **Model Unit Opening**, anticipated in fall 2024.
- ✓ The model unit will be available for residents to view throughout construction.





Relocation Plan Overview

- ✓ The Comprehensive Modernization renovations at St. Nicholas Houses will require the **temporary** relocation of all residents for 6 to 9 months.
- ✓ Two (2) buildings relocated at a time per each phase of the construction schedule.
- ✓ Temporary relocations will comply with the Uniform Relocation Act (URA), HUD Handbook 1378.0 and NYCHA's Guidance for Temporary Moves During Renovations.
- ✓ SNRP will pay for the costs associated with your temporary move, provide boxes, packing material and moving company services.
- ✓ SNRP will offer packing services to residents with special needs and seniors.

Why Temporary Relocation?

Removal of lead-based materials and mold



Large and extensive nature of work



Ensuring the fastest and safest means



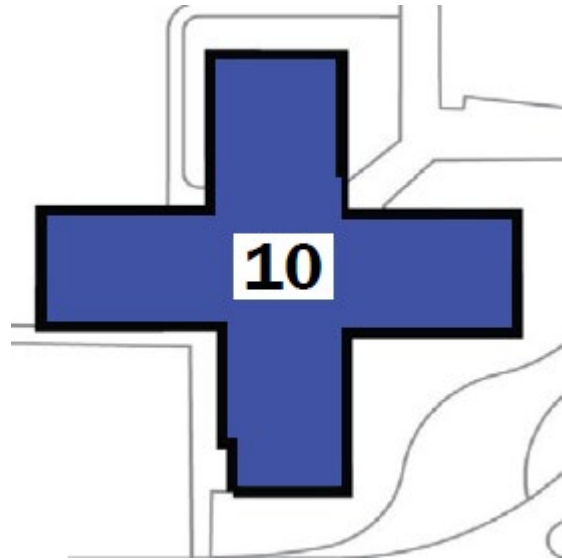
The need for **temporary** relocation



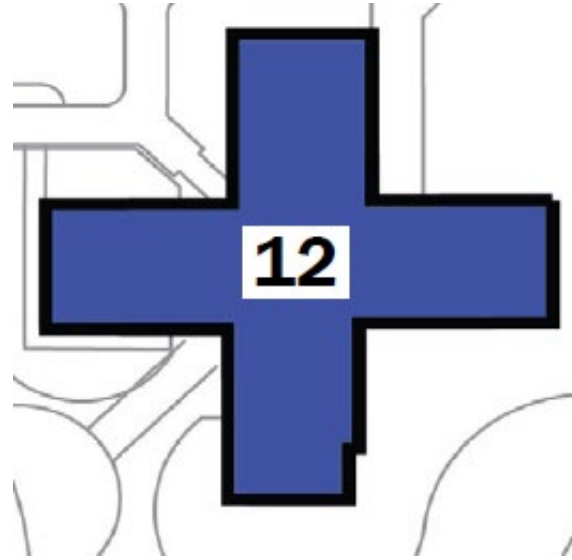
You are not required to move at this time. This will be collaboratively planned with the SNRP relocation team well in advance of construction.

THE FIRST BUILDINGS ARE:

Building 10
260 West 131st Street



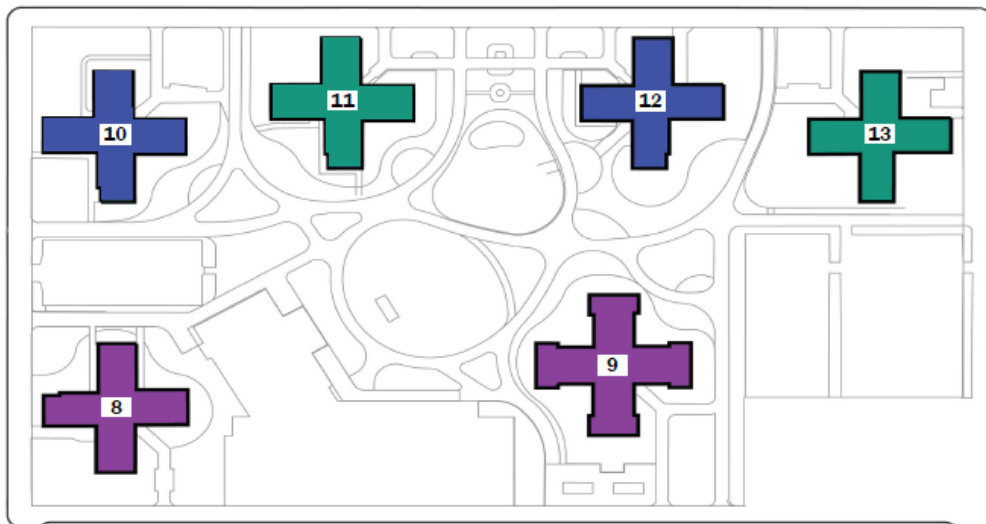
Building 12
230 West 131st Street



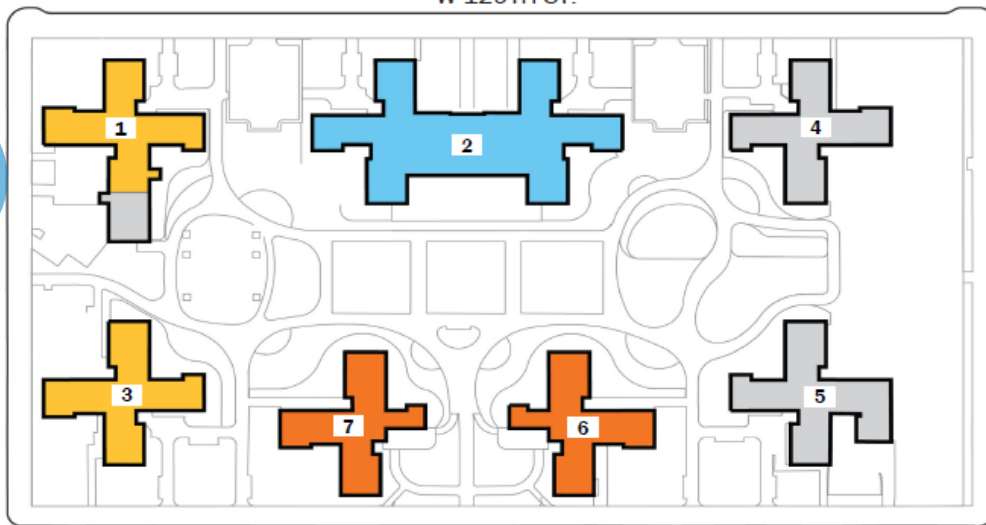
 **Phase 1**

ANTICIPATED CONSTRUCTION START
Winter 2024/2025

CONSTRUCTION PHASING PLAN



W 129TH ST.



W 127TH ST.



FREDERICK DOUGLASS JR BLVD.

ADAM CLAYTON POWELL JR BLVD.

ANTICIPATED CONSTRUCTION START DATES

- Phase 1 – Winter 2024/2025**
 Building 10 – 260 West 131st Street
 Building 12 – 230 West 131st Street

- Phase 2 – Summer 2025**
 Building 11 – 250 West 131st Street
 Building 13 – 200 West 131st Street

- Phase 3 – Winter 2025/2026**
 Building 8 – 2410 Frederick Douglass Boulevard
 Building 9 – 225 West 129th Street

- Phase 4 – Summer 2026**
 Building 1 – 2406 Frederick Douglass Boulevard
 Building 3 – 277 West 127th Street

- Phase 5 – Winter 2026/2027**
 Building 14 – 230 West 129th Street
 Building 2 – 240 West 129th Street

- Phase 6 – Summer 2027**
 Building 6 – 237 West 127th Street
 Building 7 – 255 West 127th Street

- Phase 7 – Winter 2027/2028**
 Building 4 – 212 West 129th Street
 Building 5 – 217 West 127th Street

Temporary Relocation Apartment Locations



Apartment vacancies are being held to build-up stock within St. Nicholas and surrounding NYCHA properties within 1.5 miles of St. Nicholas Houses, all within Manhattan.

Property	Distance (Miles)
Drew Hamilton Houses	1
Polo Grounds Houses	1.5
General Grant Houses	1
Lincoln Houses	1
Kings Tower Houses	1.2
Taft Houses	1.4

Resident Rights

- ✓ **No one** will be displaced
- ✓ **Right to return** to the same apartment
(This will be provided in writing)
- ✓ Relocation specialists will meet with you to create an **individualized family relocation plan**
- ✓ Property will **remain** under NYCHA Management (Section 9)
- ✓ Rents **will not** go up as a result of this work
- ✓ All reasonable moving **expenses** will be provided or paid for by NYCHA



General Information Notice (GIN)

- ✓ First official notice informing residents of the upcoming renovations.
- ✓ Provides residents general information about the temporary relocation process and your rights, including the right to return to your original apartment
- ✓ Will be distributed campus-wide to all residents in the weeks following this meeting.
- ✓ Will come as certified mail. You do not need to take any action – it is just a notification regarding the upcoming renovations and your rights.
- ✓ **DO NOT VACATE** when you receive the GIN



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • nyc.gov/nyccha

GENERAL INFORMATION NOTICE (GIN) – NOT DISPLACED

Case #:

Dear:

The New York City Housing Authority (NYCHA) has allocated funding for repairs and renovations at Saint Nicholas Houses as part of its Comprehensive Modernization (“Comp Mod”) program. The scope of work for Saint Nicholas Houses under Comp Mod includes kitchen and bathroom renovations, window replacements, hazardous material abatement, heating and hot water system replacement, pest and waste management, elevator replacement, and plumbing and electrical upgrades. Because the health and safety of NYCHA residents is our top priority, due to the extensive nature of the work planned, numerous apartments must be vacant during the construction period. NYCHA will relocate you from the apartment you currently occupy at the address listed on this notice (Original Apartment) to another apartment during the construction period. You will have the opportunity to return to your Original Apartment once the work is complete. It is anticipated that residents will be temporarily relocated for 9 months, and NYCHA will provide updates to residents before, during, and after the work is completed, to ensure they are aware of all project activities.

The purpose of this notice is to inform you that you will NOT be permanently displaced in connection with this proposed project.

You will be required to move temporarily to another apartment so that the work can be completed. NYCHA will provide suitable housing to you, and you will be reimbursed for all reasonable out of pocket expenses, including moving costs and any increase in housing costs, involved in the move. You will need to continue to pay your rent and comply with all other lease terms and conditions.

You will be protected by a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). One of the URA protections for persons temporarily relocated is that such relocations shall not extend beyond one year. If the temporary relocation lasts more than one year, you will be contacted and offered all permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance previously provided. You will also have the right to appeal NYCHA’s determination, if you feel that your application for assistance was not properly considered.




NYCHA 070.752 (05/09/24) v1

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GENERAL INFORMATION NOTICE (GIN) – RESIDENTIAL TENANT NOT DISPLACED

Additional Notices and Communications

- ✓ Relocation Handbook
 - Outlines process, resident rights and FAQ
- ✓ Reasonable Advance Notice to Vacate
 - For buildings in the upcoming construction phase
 - Notice to households to **prepare** for the temporary relocation process
- ✓ Communication Requirements
 - All communications will meet HUD Limited English Proficiency and alternative communication requirements (e.g. qualified sign language interpreter services)



**NEW YORK CITY
HOUSING
AUTHORITY**

NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • <http://nyc.gov/nycha>

REASONABLE ADVANCE NOTICE

Case #:

Dear :

This is your reasonable advance notice to vacate. You will not be required to relocate permanently as a result of this project. Remember, you do not need to move right now. If you move for your own reasons, you will not receive any relocation assistance.

This notice guarantees you the following:

1. Upon completion of the work in , you will be able to return to your Original Apartment or another suitable, decent, safe, and sanitary apartment in the same building or development.
2. NYCHA will pay for your moving expenses to the temporary apartment. NYCHA will provide all necessary moving services at no cost to you, including packing and unpacking of personal belongings. If you decide to return to your Original Apartment, NYCHA will pay the costs of the return move.
3. The temporary apartment will be decent, safe, and sanitary, and all other conditions of the temporary relocation will be reasonable.



NYCHA 070.751 (03/14/24) v1

1 of 2
REASONABLE ADVANCE NOTICE

HUD Limited English Proficiency

- ✓ Federal laws protect the rights of persons with limited English proficiency and requires certain housing providers provide language assistance.
- ✓ The Limited English Proficiency (LEP) Initiative ensures the promotion of translated materials and other programs that support the assistance of persons with limited English proficiency in utilizing the services provided by the Department of Housing and Urban Development.

60-90 DAYS
BEFORE
TEMPORARY
MOVE

WHAT TO EXPECT

- ✓ Reasonable Advance Notice to Vacate from SNRP on start of renovation work in your building.
- ✓ SNRP will host one-on-one conversations with each household to assess needs, identify reasonable accommodations, and answer questions.

YOUR RESPONSIBILITY

- ✓ Look out for a notice, phone call, and/or door knock from the SNRP team so we can schedule your one-on-one meeting.
- ✓ Attend your one-on-one conversation.
- ✓ Be fully forthcoming with your SNRP representative, including bringing up any special needs.

45-60 DAYS
BEFORE
TEMPORARY
MOVE

WHAT TO EXPECT

- ✓ Each household will receive written notice with their planned move date.
- ✓ Follow up communication from your SNRP representative regarding any clarifying information to assess your household's needs and identify reasonable accommodations.

YOUR RESPONSIBILITY

- ✓ Review your written notice and all other printed materials we provide you.
- ✓ Continue to be responsive and forthcoming with your SNRP representative.

30–45 DAYS
BEFORE
TEMPORARY
MOVE

WHAT TO EXPECT

- ✓ Each household will receive boxes, tape, and help packing if needed.

YOUR RESPONSIBILITY

- ✓ Begin packing, decluttering, and preparing for your move.
- ✓ With SNRP's assistance, take the necessary steps to have USPS forward your mail.
- ✓ SNRP will host a "Dumpster Day" for residents to discard unwanted items

THE 30 DAYS
LEADING UP TO
TEMPORARY
MOVE

WHAT TO EXPECT

- ✓ Coordination from SNRP Relocation team to assist you with viewing the offered temporary unit and processing required documents.

YOUR RESPONSIBILITY

- ✓ Work with SNRP to view the offered temporary unit.
- ✓ Sign the required documents, including:
 - Acknowledgement of 14 Days to Move form
 - Temporary Relocation License Agreement

MOVING DAY

WHAT TO EXPECT

- ✓ SNRP will move your belongings to your temporary unit.

YOUR RESPONSIBILITY

- ✓ Be ready for the move.
- ✓ Pick up your temporary apartment keys and to drop off keys to your original unit.

DURING CONSTRUCTION

WHAT TO EXPECT

- ✓ Monthly SNRP updates at the Saint Nicholas Tenant Association meetings, which will also be posted at stnicholaspartners.com
- ✓ Quarterly SNRP newsletters detailing construction progress and project updates

YOUR RESPONSIBILITY

- ✓ Attend monthly Tenant Association meetings or read updates at stnicholaspartners.com
- ✓ Contact SNRP or visit our Resident Engagement Office to speak with an SNRP representative if you have any questions while construction is underway.

6-9 MONTHS
AFTER
TEMPORARY
MOVE

WHAT TO EXPECT

- ✓ Each household will receive a thirty-day notice to return, as well as a phone call, and full assistance moving their personal belongings back to the original apartment.

YOUR RESPONSIBILITY

- ✓ Look out for the notice and phone call with the date of your move back to your original apartment.
- ✓ Prepare your personal belongings for the move back.
- ✓ Notify SNRP of any help required for packing based on special needs.

RESIDENT RESPONSIBILITIES DURING TEMPORARY RELOCATION

- ✓ **You must continue to pay your rent** as set-forth in your original St. Nicholas apartment lease and **remain in good-standing** throughout your temporary relocation period.
- ✓ SNRP will cover all expenses related to **moving** your current phone and cable connections to your temporary unit. (Residents remain responsible for paying phone and cable bills for duration of the temporary move).
- ✓ Be thorough and fully transparent during your initial interview with SNRP's relocation specialist to ensure we meet your needs to the greatest extent possible.

ACCESSIBILITY AND REASONABLE ACCOMMODATIONS

- ✓ If you have any new reasonable accommodation needs now, before the relocation process begins in your building, please see your Property Manager as soon as possible. All reasonable accommodation requests will follow NYCHA's standard procedures.
- ✓ Regarding your temporary move, SNRP will make appropriate accommodations in each temporary move unit for any medical equipment, accessibility devices, and/or service animal requirements.

ACCESSIBILITY AND REASONABLE ACCOMMODATIONS

- ✓ SNRP will work to accommodate all reasonable requests.
- ✓ For those residents that require use of a landline for medical reasons, SNRP will arrange continuation of service with local service providers.
- ✓ **Please discuss any accessibility and reasonable accommodation requirements with SNRP's relocation specialist during your initial interview.**

WHAT ABOUT PETS?

- ✓ Residents are strongly encouraged to register pets, including dogs, cats and assistance or service animals, in accordance with NYCHA policy if they are not currently registered, as is required by all leases.
- ✓ SNRP will move all household pets to the temporary apartment, including service animals.



Next Steps and Timeline

- ✓ **General Information Notice (GIN)** – Will be distributed campus-wide via certified mail to all residents in the weeks following this meeting. DO NOT VACATE when you receive the GIN.
- ✓ **Reasonable Advance Notice to Vacate** – Will be distributed to Phase 1 Buildings 10 and 12 in the weeks following this meeting.
- ✓ **Relocation Assessment** – Phase 1 residents will be contacted by an SNRP representative to begin the assessment process.
- ✓ **Model Unit** – Winning apartment finishes will be incorporated into a model unit, anticipated for fall 2024.



Office Hours for Residents

255 West 127th Street (Building 7)

Unit 9B

- Monday 10–1pm
- Tuesday 2–5pm
- Wednesday 3–7pm
- Thursday 10–1pm
- Friday 10–1pm

Contact Us

(332) 225-5732

info@stnicholaspartners.com

stnicholaspartners.com



**Comprehensive
Modernization**



Q&A

THANK YOU

