



ST. NICHOLAS REVITALIZATION PARTNERS

RESIDENT UPDATE MEETING

Wednesday, July 30, 2025 (Virtual)

Thursday, July 31, 2025 (In-Person)



**Comprehensive
Modernization**

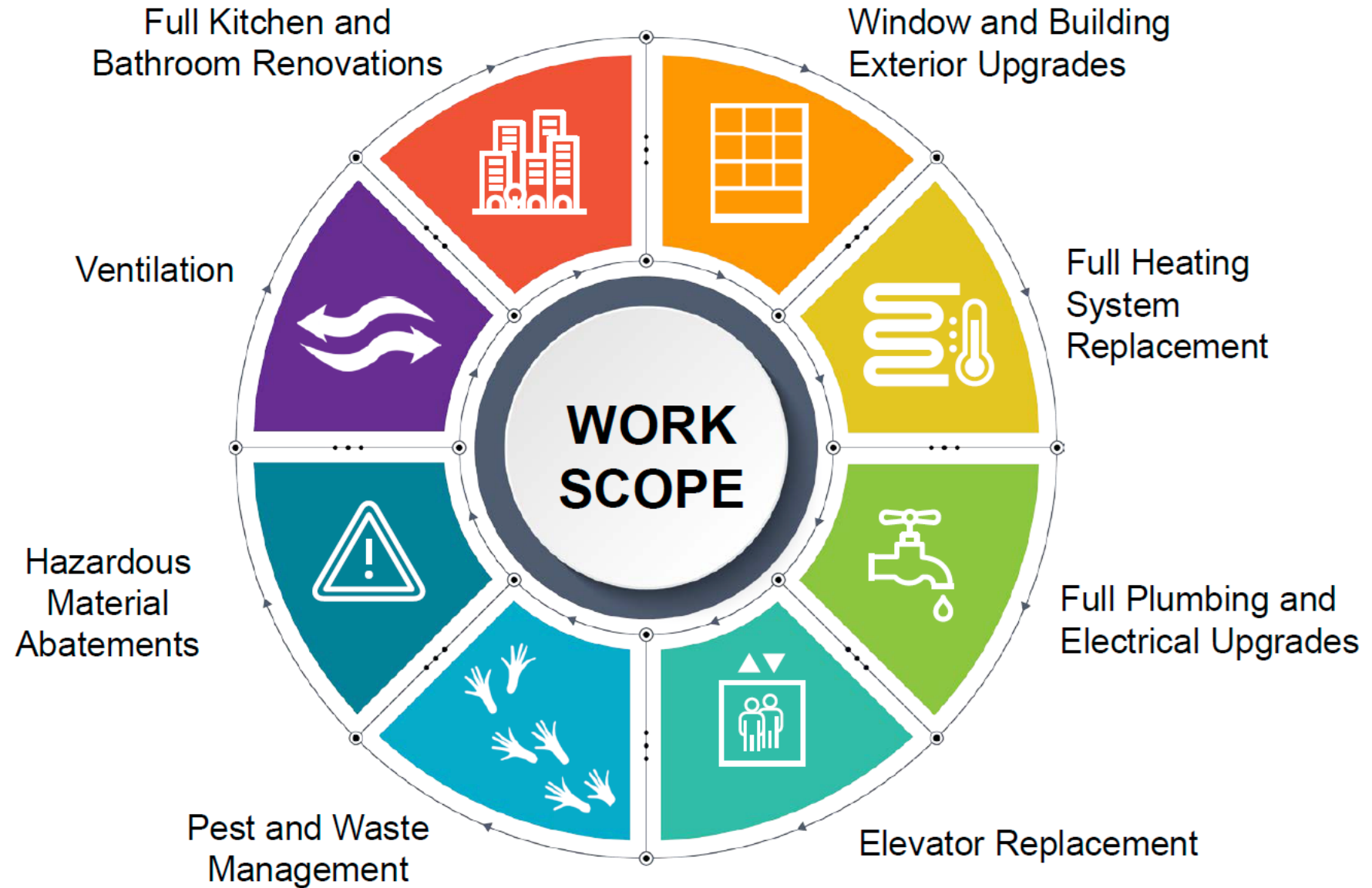
ST NICHOLAS REVITALIZATION PARTNERS

TABLE OF CONTENTS

1. Recap of Accomplishments to Date
2. Ongoing Activities
3. Looking Ahead / Next Steps

RECAP

RECAP



Resident Engagement

Since beginning our outreach efforts in May 2024, SNRP's Resident Engagement team has connected with residents about the upcoming Comp Mod renovations.

- ✓ 1,695 residents reached through meetings and events
- ✓ 1,063 residents reached through office hours, tabling, and appointments
- ✓ 391 residents toured the Model Unit
- ✓ 1,227 doors knocked
- ✓ 18,163 flyers and notices posted
- ✓ 17,849 robotexts sent



Resident Engagement Activities



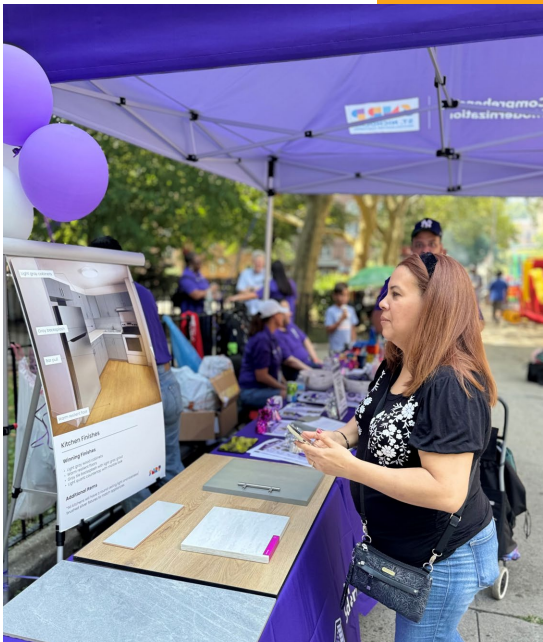
Office Grand Opening
June 18, 2024



TA Toy Drive
December 18, 2024



Evening Voting Event
June 26, 2024



Saint Nicholas Family Day
August 10, 2024



Bingo Night
September 19, 2024



Dumpster Day
April 17, 2025

Campus-Wide Apartment Finishes Vote

May 30 to July 10, 2024

**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%



Model Unit Open House

391 residents toured the Model Unit



Phase 1 Move Outs – Success!!

- ✓ SNRP successfully temporarily relocated 186 households
 - 50 households on-site
 - 136 households off-site
- ✓ Temporary relocation for Buildings 10 and 12 commenced on April 28 and concluded on June 17, 2025.
- ✓ SNRP Relocation Team met individually with each household through every step of the temporary relocation process.
- ✓ SNRP coordinated resident move logistics including scheduling movers, providing packing assistance (as needed), and assisting with mail forwarding and internet/cable transfers.



Planning, Design and Construction Work Completed

- ✓ Conducted comprehensive existing conditions survey
- ✓ Completed two model units to preview apartment finishes
- ✓ Mobilized on site, including setting up construction trailers
- ✓ Prepared 50 on-site units for temporary relocation
- ✓ Set up tree protection in work areas
- ✓ Conducted elevator surveys in Buildings 2, 4, 5, 6, and 13



Construction Work Completed: Phase 1

- ✓ Sidewalk sheds and fencing around Buildings 10 and 12
- ✓ ADA compliant ramp for accessible access to Building 13
- ✓ Lead and mold abatement in apartments and common areas
- ✓ Cut and capped all plumbing fixtures
- ✓ Selective demolition, including all radiators and appliances



Our Commitment to Section 3

- ✓ SNRP sponsored two free SST-40 trainings hosted by Positive Workforce, which trained 63 individuals
- ✓ SNRP hosted a Career Fair on 5/20 that connected 115 job-seekers with 18 employment organizations – including subcontractors, unions, pre-apprenticeship programs, and vendors
- ✓ 13 hires made through Career Fair and referrals to date
- ✓ Ongoing meetings with unions to facilitate apprenticeship and direct entry opportunities



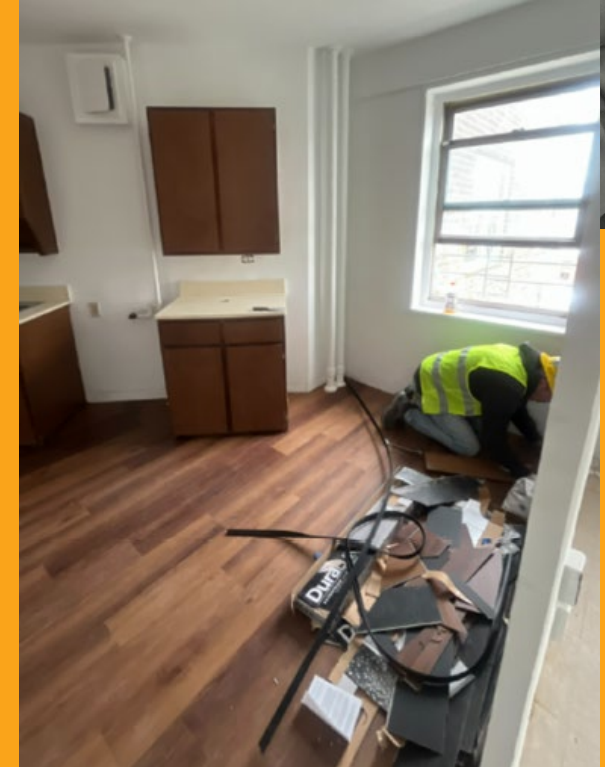
ONGOING ACTIVITIES

✓ Construction Work Underway – Buildings 10 and 12

- Installation of suspended scaffolding to begin façade restoration, asbestos abatement, and core drilling for heat pumps
- Asbestos abatement in mechanical areas
- Ongoing demolition

✓ Continuing Section 3 Outreach

- Coordinating with subcontractors and vendors on candidate referrals for upcoming opportunities.
- Connecting candidates interested in skilled trades with Apprenticeship Readiness Collective (ARC) programs and pre-apprenticeship training opportunities.
- Upcoming NYCHA and Pathways 2 Apprenticeship informational sessions on August 14 & 27



Temporary Relocation One-on-One Case Management

- ✓ Transfer fees
 - A handful of temporarily relocated residents have noted “transfer fees” on their rent bills.
 - Arrears owed at Saint Nicholas appear as “transfer fees” at offsite properties.
 - SNRP is coordinating with NYCHA to identify transfer fees on a case-by-case basis.
- ✓ Mail forwarding
 - Phase 1 residents experiencing challenges receiving their mail.
 - SNRP is coordinating with Post Office to facilitate mail delivery.
- ✓ Claims
 - SNRP has a claims process in place for households who noted items lost or damaged during the move.

LOOKING AHEAD / NEXT STEPS

Upcoming Construction Work – Buildings 10 and 12



- ✓ Asbestos abatement in apartments
- ✓ Remove gas risers, steam risers and existing radiators
- ✓ Full apartment renovations including new cabinets, fixtures, and flooring and painting throughout
- ✓ Window replacement
- ✓ Installation of new plumbing, electrical, and electric heating and cooling systems
- ✓ Installation of mechanical ventilation systems

Temporary Relocation Process (Construction + Return)



Construction Work After Residents Return

- ✓ Elevator modernization
- ✓ Exterior/façade work
- ✓ Common area upgrades
- ✓ New mailboxes, parcel boxes, and mail drop

Phase 1 Timeline Update

To prioritize health, safety, and quality, the anticipated timeline for Phase 1 return moves has shifted slightly.

Original Timeline: January–March 2026

Updated Timeline: March–May 2026

Why the Adjustment?

During construction, unforeseen asbestos was identified in areas that were not included in the original abatement permit.

- This required a new filing, which takes up to 2 months to process.
- This step is essential to ensure the safety of both workers and residents.

Relocation period took longer than originally projected as we worked to accommodate residents' individual needs.

SNRP on-site investigations took longer than anticipated, impacting design timelines.

Timeline Update – Mitigations

SNRP Actions to Mitigate Timeline Impact

- Different type of asbestos filing for subsequent phases that addresses increased asbestos scope upfront.
- Increasing manpower and weekend work.
- Additional moving companies being engaged for subsequent phases to accelerate move timelines.
- Design should not impact later phases.

9-month temporary relocation timeframe for future phases remains the same.

SNRP will provide updates as soon as new information is available.

Phase 2 Timeline Update

Phase 2 Start Date

Building 11 – 250 West 131st Street

Building 13 – 200 West 131st Street

Original: Summer 2025

Updated: Spring 2026

Any change associated with later phases will be communicated in subsequent meetings as they are known.

SNRP is taking actions to mitigate schedule impacts.

As a reminder, no one will be asked to move without substantial advanced notice. SNRP Relocation Team will work with residents through every step of the temporary move process.

Phase 2 Temporary Relocation Process (Move Out)

GENERAL PROCESS

- General Information Notice (GIN)
- Resident Household Assessment and Notice of Non-Displacement
- Household Inventory
- Reasonable Advance Notice to Vacate with First-Offer Temporary Apartment
- Temporary Apartment Viewing

If Initial Unit Is
Rejected

- New Temporary Apartment Offer and Viewing (Up to 3 Offers Total)

If Initial Unit Is
Accepted

- 14-Day Notice to Vacate + Move Logistics and Coordination
- Signing of Temporary License Agreement
- Moving Day

Phase 2 – Individual Family Assessments to Begin This Fall

- ✓ Look out for a notice, phone call, and/or door knock from the SNRP team so we can schedule your one-on-one meeting.
- ✓ Be fully forthcoming with your SNRP representative, including bringing up any special needs.
- ✓ Begin disposing of unwanted items to prepare for your temporary move.
- ✓ SNRP will host a Phase 2 Dumpster Day before temporary moves begin.
- ✓ If you have any new reasonable accommodation needs, please see your Property Manager as soon as possible. All reasonable accommodation requests will follow NYCHA's standard procedures.



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

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

Visit Us at Our New Office

✓ SNRP will move to a new office the week of August 11, 2025

✓ **277 West 127th Street (Building 3)**

Unit 2A

- Monday 10-1pm
- Tuesday 2-5pm
- Wednesday 2-6pm
- Thursday 10-1pm
- Friday 10-1pm

✓ **Contact Us**

(332) 225-5732

info@stnicholaspartners.com

stnicholaspartners.com



Q&A

