ST. NICHOLAS REVITALIZATION PARTNERS

PHASE 2 TEMPORARY RELOCATION RESIDENT UPDATE MEETING

Monday March 9, 2026 (In-Person)

Wednesday March 11, 2026 (Virtual)

Comprehensive Modernization

ST NICHOLAS REVITALIZATION PARTNERS

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RECAP

Meeting Overview

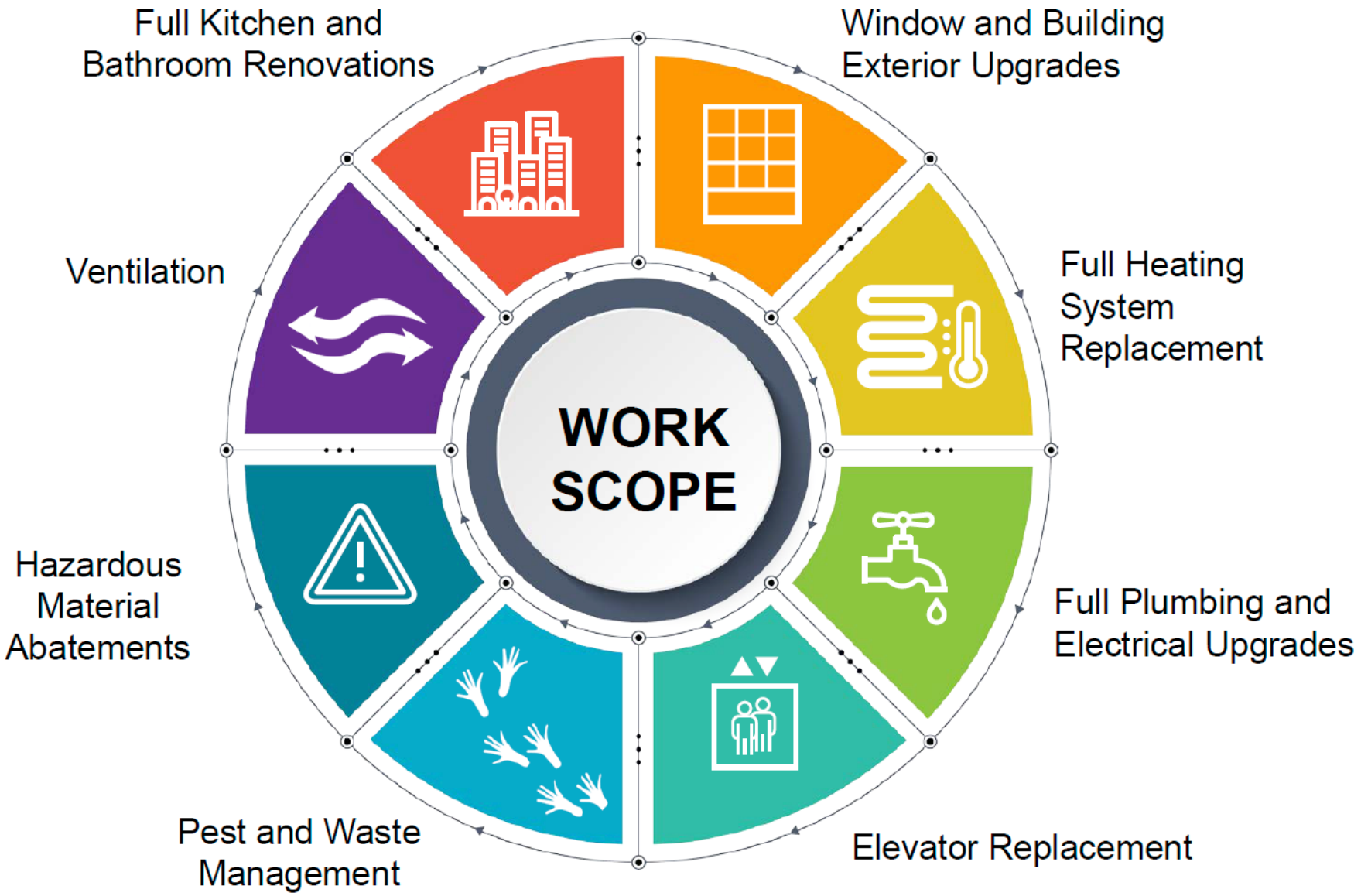
Phase 2 Buildings

- Building 11 - 200 West 131st Street
- Building 13 - 250 West 131st Street

Purpose of Today's Meeting

- Updates on SNRP work to-date and upcoming Phase 2 renovations timeline
- Outline the temporary relocation process, documents, and next steps
- Review how temporary apartment offers will work
- Explain what to expect before, during, and after your move
- Provide forum for questions about upcoming temporary moves and construction

WORK SCOPE

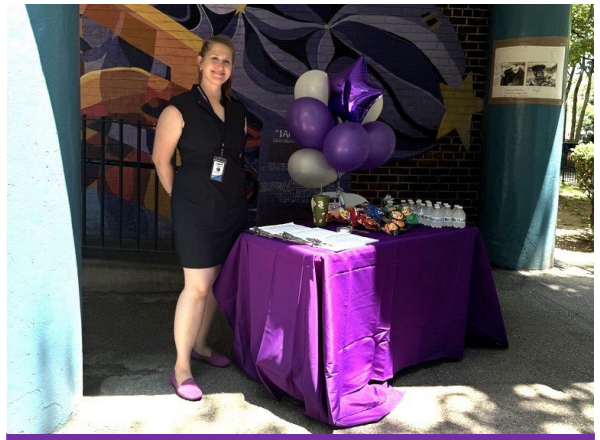

WORK SCOPE
Full Kitchen and Bathroom Renovations
Window and Building Exterior Upgrades
Full Heating System Replacement
Full Plumbing and Electrical Upgrades
Elevator Replacement
Pest and Waste Management
Hazardous Material Abatements
Ventilation

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.

- 5,700 individual resident interactions
- 36 meetings and events held
- 596 residents toured the model units
- 1,600 doors knocked
- 21,000 flyers and notices posted
- 58,000 robotexts sent

Resident Engagement Activities



Office Grand Opening
June 18, 2024

Dumpster Day
April 17, 2025

Bingo Night
September 19, 2024

Saint Nicholas Family Day
August 23, 2025

Accent Color Stripe Survey Tabling
October 14, 2025

Saint Nicholas TA Toy Drive
December 19, 2025

Model Unit Open House

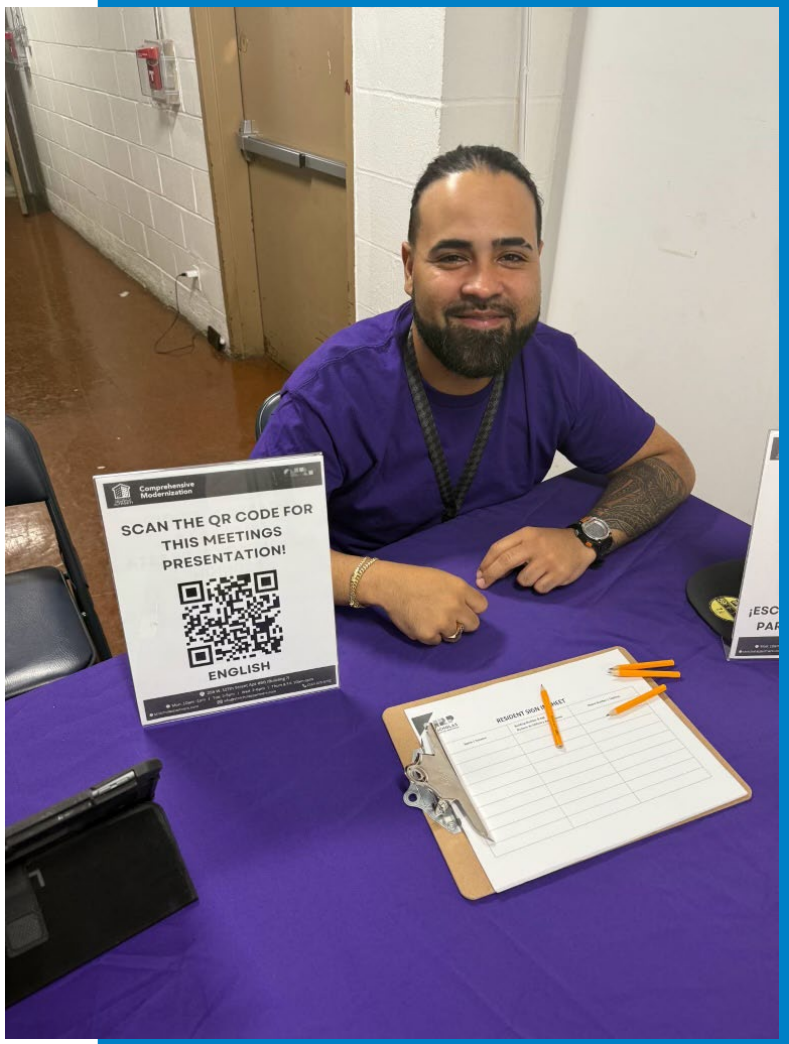
Nearly 600 residents toured the Model Units!

Successful Crane Lift

- SNRP conducted a successful crane lift on Tuesday, January 13 to lift HVAC equipment to the roofs of Buildings 10, 11, 12 and 13
- Due to the size and weight of the HVAC units, a crane was required to safely place the equipment on the rooftops
- The new HVAC units are part of upgraded electric heating and cooling systems that will deliver more reliable temperature control and comfort for residents in their newly renovated apartments
- Thank you to all residents, partners, and staff who helped make the crane lift a success — with special appreciation to residents on the 13th and 14th floors who temporarily evacuated during the operation
- Crane lifts will take place in the future at the remaining Buildings 1-9 to lift HVAC equipment onto the roofs as construction work progresses

Phase 2 Temporary Relocation Assessments

- Assessments provide critical information to SNRP and NYCHA to prepare your temporary move and serve as the basis for matching to your temporary relocation apartment.
- 182 Phase 2 temporary relocation assessments completed – 99% complete!
- Thank you to everyone for working with the SNRP team to complete your assessments!



CONSTRUCTION UPDATE

Construction Update - Phase 1

- **Ongoing mold and asbestos abatement in Building 12** to create healthier, safer homes for residents.

- **New drywall and wall repair** work is underway

Construction Update - Phase 1

- **90% of new windows installed** to improve insulation, reduce outside noise, and increase year-round comfort.

Construction Update – Phase 1

- **Ongoing façade repairs and preparation to receive new heat pump units** for modern heating and cooling systems that will provide more reliable temperature control.

- **Supports for the heat pump units** are currently being installed

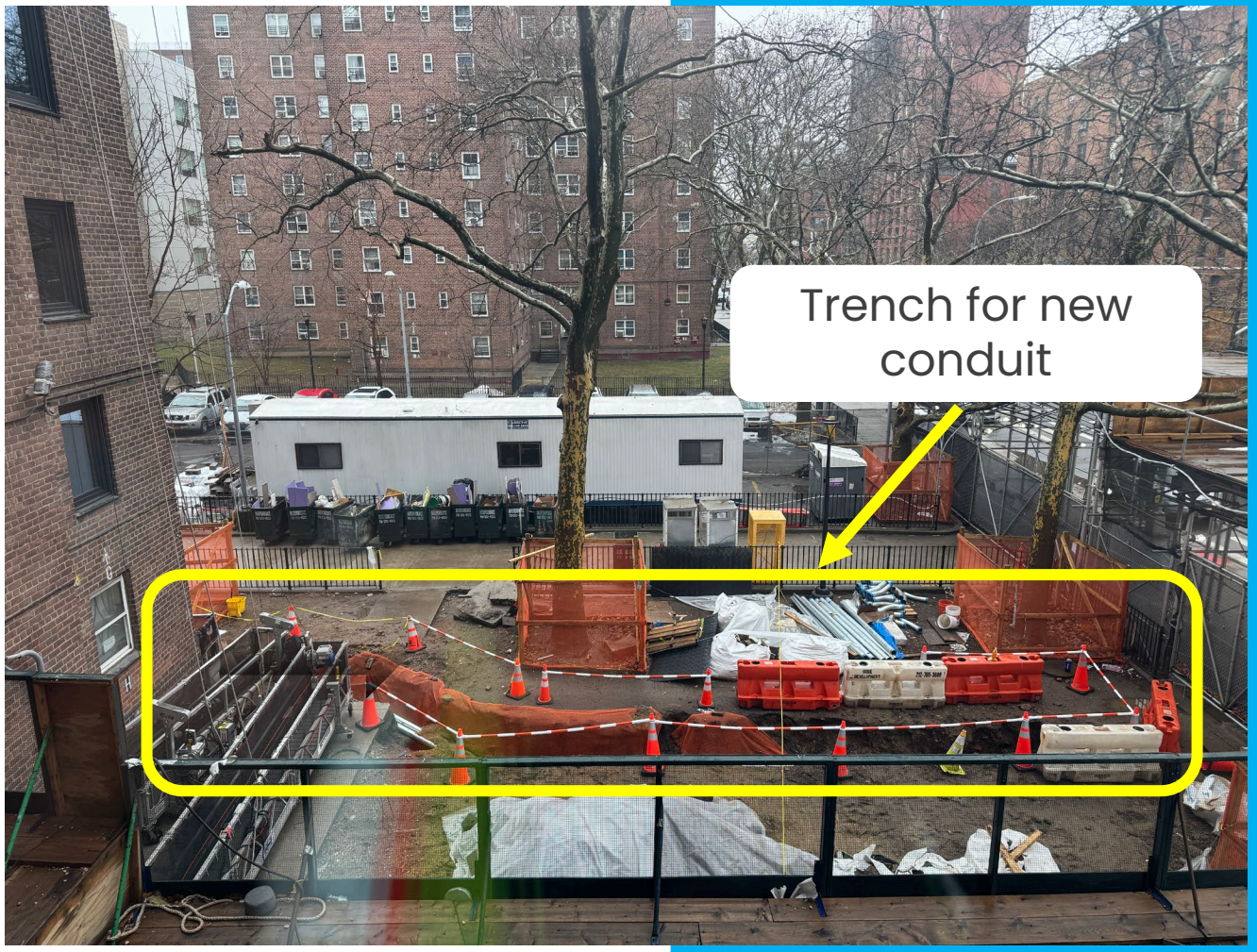
Construction Update – Phase 1

- **Installation of new plumbing and electric lines** is ongoing to improve reliability, safety, and support modern appliances.

- **Cabinets are onsite** and will be installed once kitchen mechanical, plumbing, and electric work is complete

Construction Update – Phase 1

- **New electrical service** is being brought into the buildings to power electrification of the buildings.
- This trench was created for workers to pull new conduit into the basement of the building where the new electrical switchgear is currently being installed



Construction Update – Phase 1

Remaining Phase 1 Work to Complete Prior to Returns

- **Building systems work**, including new plumbing and electric lines to be completed
- **Final installation of new switchgear equipment in basements**
- **Walls repaired, closed, and painted**
- **Apartment door installation**, including front doors, bedroom and bathroom doors, and closest doors
- **Interior apartment finishes** including flooring, tiling, cabinets, lighting, fixtures, appliances, and window blinds
- **Installation of heat pump units**

Timeline Update – Phase 1

Phase 1 Returns

- Now anticipated June – August 2026

Why the Adjustment?

- Revised asbestos abatement permit filing approvals took several months longer than originally anticipated
- Weather conditions this winter have impacted construction progress in regaining time that was lost due to asbestos abatement filing

Timeline Update – Phase 1

SNRP Actions to Mitigate Timeline Impact

- Increasing manpower across all trades, including:
  - Electricians
  - Carpenters
  - Plumbers
  - Tapers
  - Spacklers
  - Painters

- Adding overtime (evening and weekend) work to complete Phase 1 construction in apartments

- Materials have been purchased and are ready to be installed, including:
  - Heating and cooling units
  - Building hot water systems
  - Apartment doors and frames
  - Kitchen cabinets
  - Light fixtures

Timeline Update – Phase 2

Impact on Phase 2

- Temporary apartments currently occupied by Phase 1 residents must be vacated and prepared for Phase 2 resident occupancy and viewings
- Phase 2 move outs are anticipated to take place in late summer 2026, following Phase 1 returns

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

- Different type of asbestos filing for subsequent phases that addresses increased asbestos scope upfront
- What we learned during Phase 1 will help us work faster and more smoothly in the next phases

TEMPORARY RELOCATION

Why Temporary Relocation?

Removal of lead-based materials, asbestos containing 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. All Phase 2 residents will receive a formal notice from SNRP at least 60-days in advance of their temporary move date.

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

Resident Responsibilities

- Residents are required to sign all required temporary relocation documents and **move on your assigned move date** to ensure the project stays on track. Your move date will be coordinated by your relocation specialist.

- Your relocation specialist will work with you to forward your mail. You must **complete all required steps to forward your mail**, which your relocation specialist will walk you through.

- **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.

- 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.

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.

Financial Assistance

Each household will receive a financial assistance stipend upon completion of your move from your original unit. The purpose of the financial assistance stipend is to help off-set miscellaneous out of pocket costs associated with the move.

Apartment Size	Stipend Amount
Studio	$100
1-Bedroom	$125
2-Bedroom	$150
3-Bedroom	$175
4-Bedroom	$200
5-Bedroom	$250

Voluntary Permanent Transfer to Phase 1 Renovated Units

- During Phase 2 assessments, residents were able to indicate interest in permanently moving to a vacant, renovated Phase 1 unit
- Indicating interest does not guarantee an offer; offers depend on availability of vacant Phase 1 units and overall resident interest
- NYCHA will match interested households with available vacant renovated units
- Selected households will be notified and will review the offer with their relocation specialist before making a final decision
- If an offer for a Phase 1 renovated unit is declined, a second offer will not be available due to limited vacancies
- Residents who decline an offer for a Phase 1 unit will temporarily relocate through the standard Phase 2 construction process

LOOKING AHEAD / NEXT STEPS

Phase 2 Temporary Relocation Process (Move Out)

GENERAL PROCESS

- General Information Notice (GIN)
- Resident Household Assessment and Household Inventory
- Notice of Non-Displacement
- 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 Temporary Relocation Process (Move Out)

- Temporary moves will take place from the top floor down - beginning on 14th Floor and progressing down the to the 1st Floor

- Construction may begin in some areas of the building that have been fully vacated before temporary relocations are complete.

- Any construction that takes place while residents are still living in the building will be in done under a Tenant Protection Plan, which outlines the safety measures, communication protocols, and construction guidelines that protect residents and minimize disruption

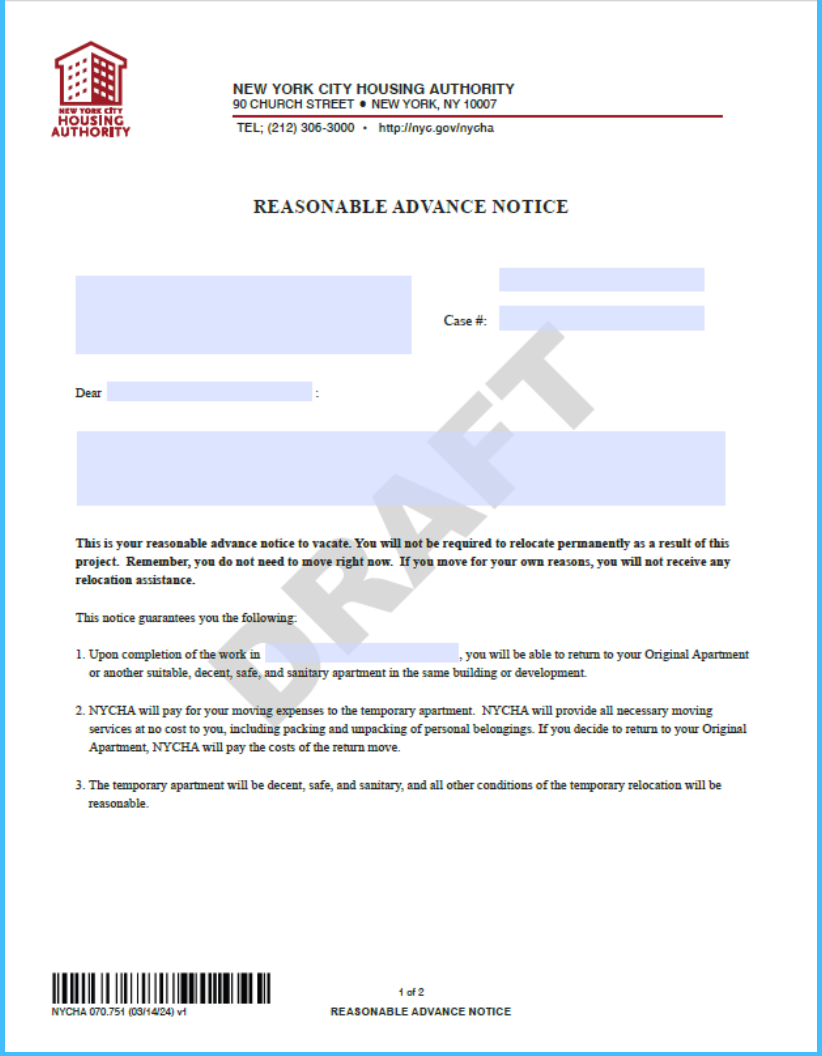
Milestone: Dumpster Day

- SNRP will organize a Dumpster Day for Phase 2 residents to discard unwanted items ahead of their move
- Residents are encouraged to begin identifying and organizing items they wish to discard
- Movers will be available to assist with large items and to help residents bring items to the front of the building if needed
- SNRP representatives will contact Phase 2 households individually to confirm participation and any assistance needs
- Leading up to Dumpster Day, SNRP representatives will also conduct outreach to distribute boxes and packing supplies, as well as confirm households in need of packing assistance

Milestone: Reasonable Advance Notice to Vacate

- Residents will receive a Reasonable Advance Notice to Vacate at least 60 days before their move will be scheduled
- Includes the first offer for your temporary apartment, which your SNRP relocation specialist will schedule a time for you to view
- The date listed in this sentence on the second page of the notice is **the earliest date that your move can be schedule. It is NOT your move date.** Your relocation specialist will work with you to schedule your move on or after this date:

You will be required to vacate your Original Apartment by



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.

DRAFT

NYCHA 070.751 (03/14/24) v1

1 of 2
REASONABLE ADVANCE NOTICE

Milestone: Temporary Apartment Viewing

- After receiving your Reasonable Advance Notice to Vacate, your relocation specialist will schedule a time for you to view your first temporary apartment offer.
- The first apartment offer is based on your assessment interview and reflects the best available fit for your needs and preferences.
- The SNRP relocation team may present up to three temporary apartment offers, one at a time, for you to accept or reject in order. If you reject an apartment offer, it will no longer be available.
- Once you accept a temporary apartment, you will sign an acceptance form.
- Once have signed the acceptance form, your relocation specialist will work with you to begin the mail forwarding process.

Milestone: 14-Day Notice

- Approximately two-weeks before your move, you will receive a 14-Day Move Notice to prepare for the date for your move.

- Your SNRP relocation specialist will coordinate with you on the specific date and time of your move, including all move logistics and documentation that will need to be signed as part of your temporary move process.

- Prepare to move to your temporary relocation apartment on the scheduled date and time of your move. The move will be completed in a single day.

- Shortly before or on the day of your move, you will sign your Temporary Relocation License Agreement. This document guarantees your right to return to your original apartment.

Milestone: Moving Day

- Movers will arrive at your apartment at the scheduled time to transport your belongings to your temporary apartment. An SNRP representative will be present to help coordinate the move.

- You will surrender the keys to your original apartment and receive keys for your temporary apartment. You will keep your original mailbox key, which you will need when you return.

- Movers will not transport perishable frozen or refrigerated items, medicine, or chemicals (such as flammable, toxic or poisonous substances, cleaning agents etc.). Residents will need to transport these items on the day of their move.

- If you identify any personal items are lost or damaged during the move, you will need to file a damage claim **within 14 days** of your move date.

Temporary Relocation Process (Construction + Return)

Construction Work After Residents Return

Elevator modernization

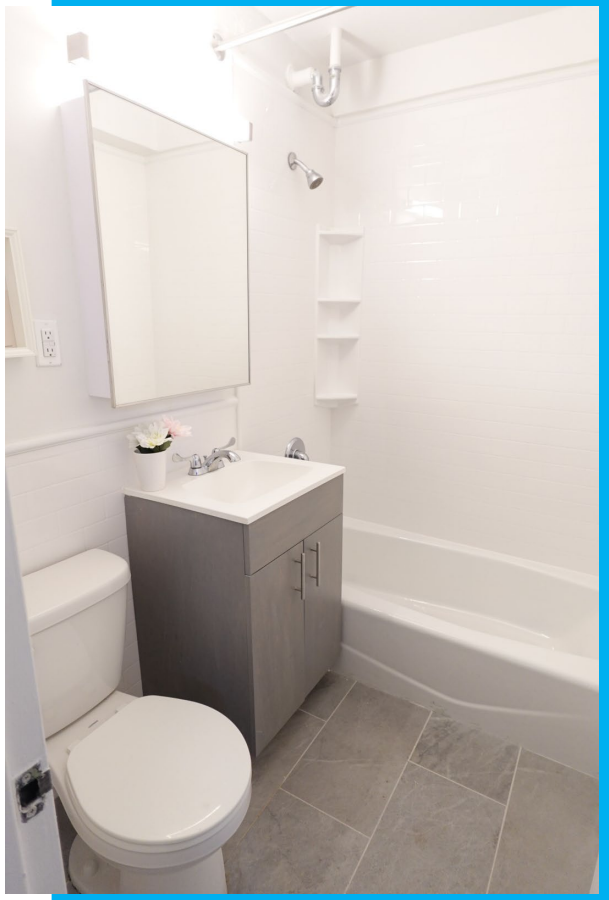
Exterior/façade work

Common area upgrades

New mailboxes, parcel boxes, and mail drop

Phase 2 Temporary Relocation Process (Return)

- Residents will move in as apartments are ready, following the same top floor-down sequencing of move outs
- When it is time to return to your apartment you will receive a Completion Notice and Resident Return Agreement confirming your apartment is ready
- You must sign your Resident Return Agreement within 15 days of receiving it to confirm you will return to your original apartment
- SNRP's relocation team will schedule your move, coordinate your key exchange, and assist with returning your mail to your original unit



Phase 2 Temporary Relocation Process (Return)

- While you will return to a fully renovated apartment, construction in other areas of the building will be ongoing

- Construction will take place under a Tenant Protection Plan, which outlines the safety measures, communication protocols, and construction guidelines that protect residents and minimize disruption

- Ongoing construction is anticipated to continue after residents return and will include installation of new mailboxes and parcel boxes, common area upgrades, façade repairs, and exterior insulation

- For Building 13, elevator modernization work will take place after all residents have returned to the building, with one elevator operational while modernization work is ongoing

Resident Engagement Office

277 West 127th Street (Building 3)

Unit 2A

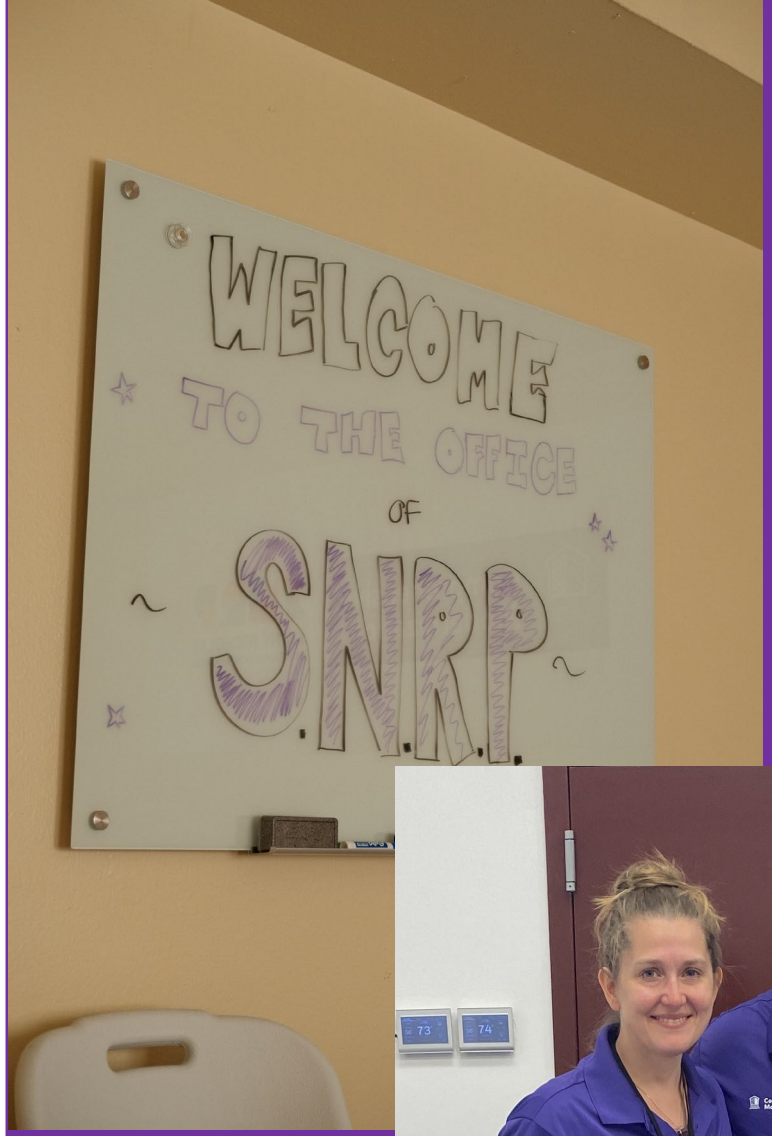
- Monday 10-1pm
- Tuesday 2-5pm
- Wednesday 2-6pm
- Thursday 10-1pm
- Friday 10-1pm

Contact Us

(332) 225-5732

info@stnicholaspartners.com

stnicholaspartners.com



Q&A

THANK YOU