



**ST. NICHOLAS REVITALIZATION PARTNERS**

## **PHASE 1 TEMPORARY RELOCATION RESIDENT UPDATE MEETING**

Monday March 23, 2026 (In-Person)

Tuesday March 24, 2026 (Virtual)



**Comprehensive  
Modernization**

ST NICHOLAS REVITALIZATION PARTNERS

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**RECAP**

# Meeting Overview

## Phase 1 Buildings

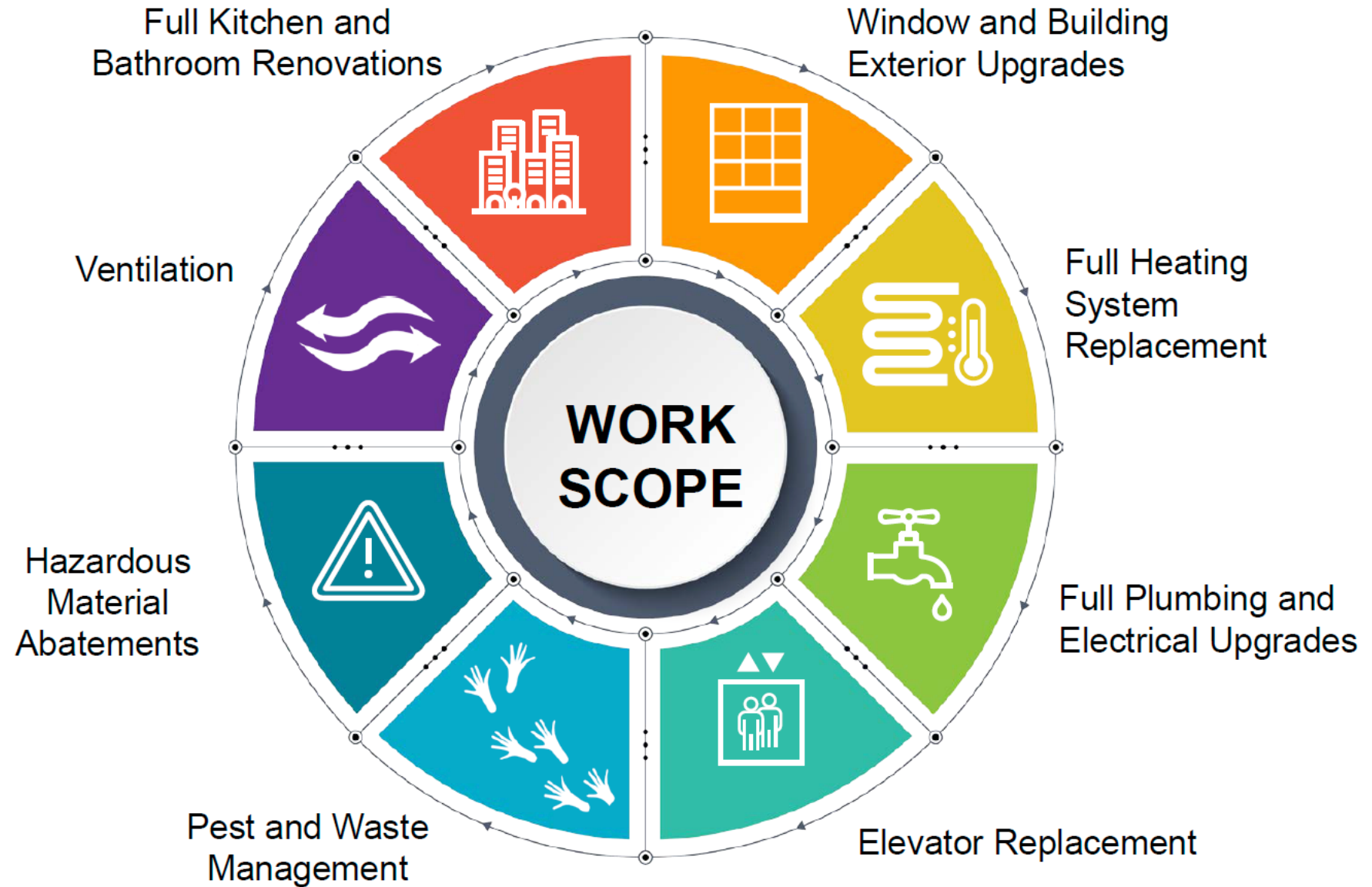
- Building 10 – 260 West 131st Street
- Building 12 – 230 West 131st Street

## Purpose of Today's Meeting

- Recap of SNRP work to-date
- Update on Phase 1 construction progress and returns timeline
- Update on Phase 1 temporary relocation one-on-one case management
- Outline how the return moves process will work
- Provide a forum for questions



# WORK SCOPE



# 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 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!



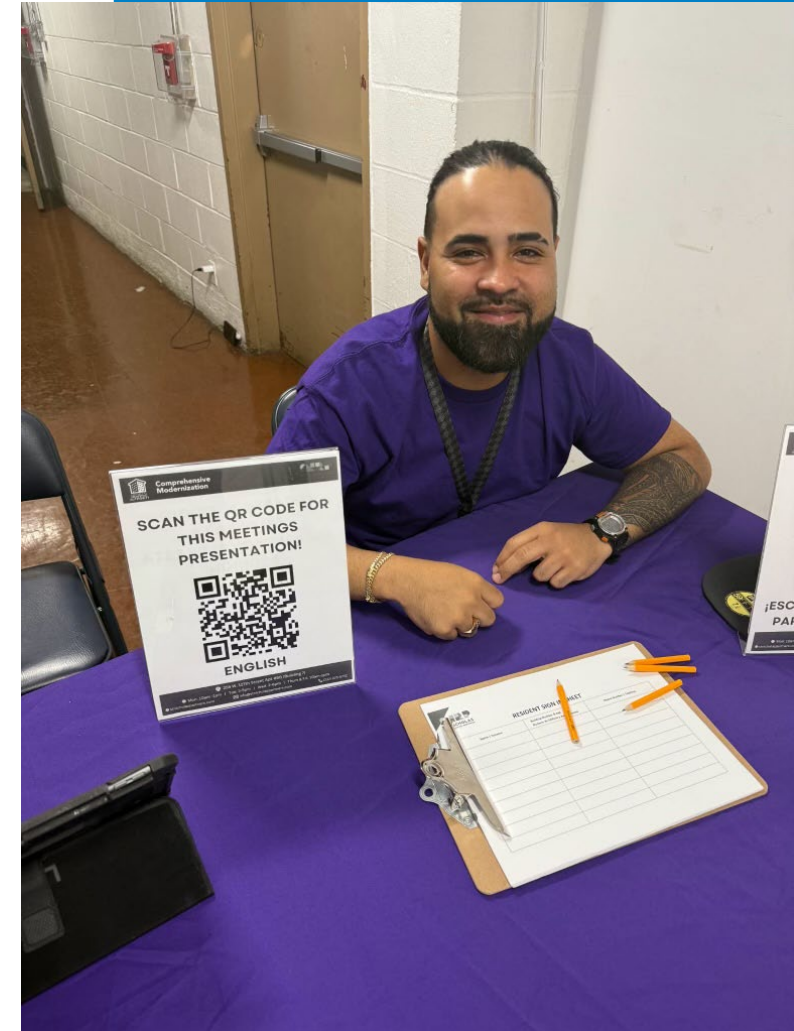
# Successful Crane Lift

- 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 Building 11 and 13 residents on the 13<sup>th</sup> and 14<sup>th</sup> 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

- SNRP is preparing for Phase 2 temporary relocations and construction, with 182 Phase 2 temporary relocation assessments completed – 99% complete!
- Assessments provide critical information to SNRP and NYCHA to prepare each household's temporary move and serve as the basis for matching to temporary relocation apartments.



# 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



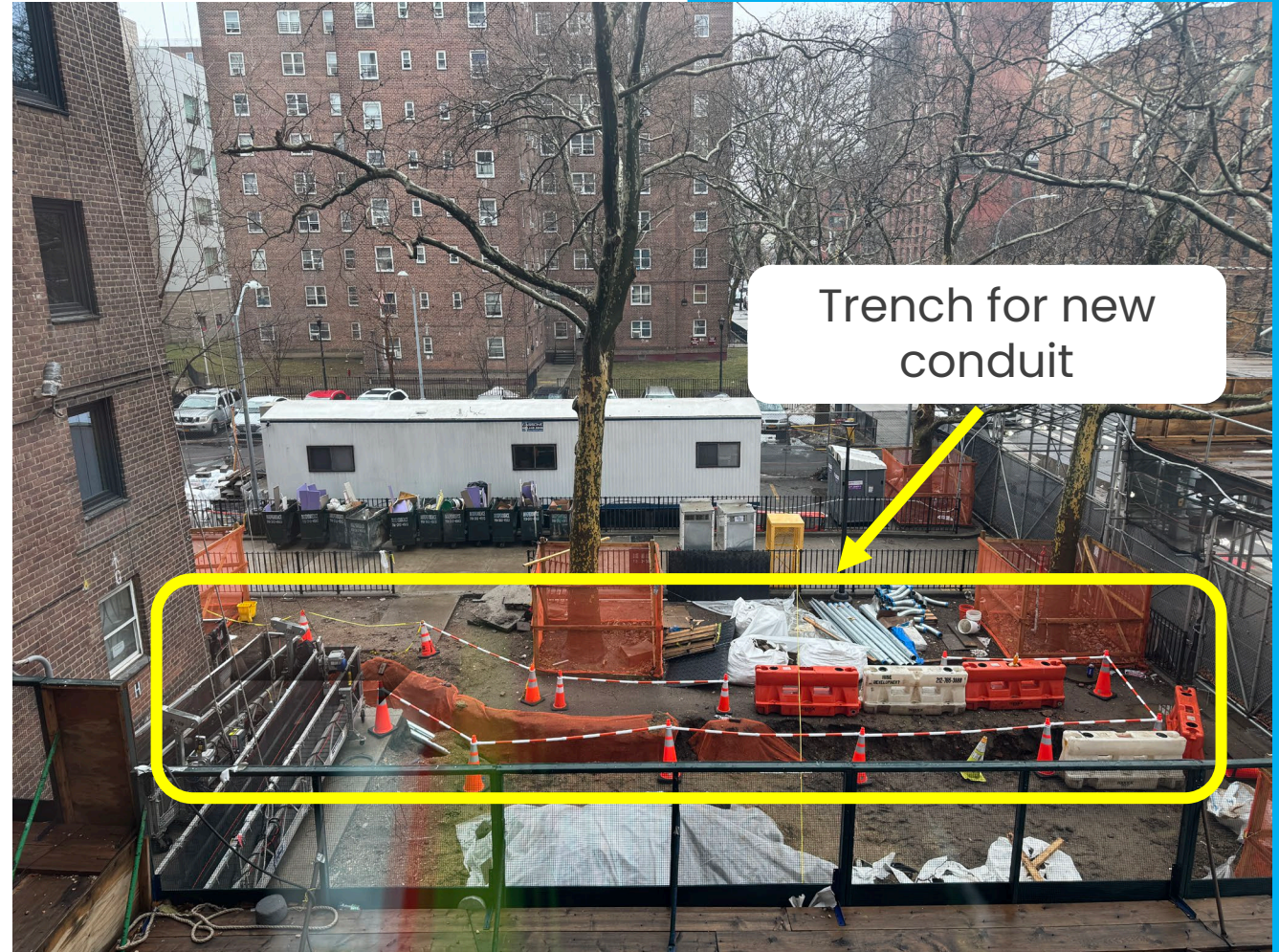
# Construction Update – Phase 1

- **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 closet 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
  - Building 10 anticipated June-July 2026
  - Building 12 anticipated August 2026

## Why the Adjustment?

- Revised asbestos abatement permit filing approvals took several months longer than originally anticipated
- SNRP received asbestos abatement filing approval at Building 10 before Building 12, allowing work in Building 10 to progress earlier than in Building 12
- 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 – Subsequent Phases

**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

# Temporary Relocation One-on-One Case Management

- **SNRP has been conducting regular outreach to Phase 1 households** to provide updates, answer questions, and help residents address any issues that may arise during their temporary relocation.
- When issues are identified, SNRP provides **one-on-one case management** and works closely with NYCHA to help residents resolve items throughout the relocation period, including assistance with:
  - Mail Forwarding
  - Temporary Apartment Maintenance Requests
  - Rental Account Administration

# Mail Forwarding

- SNRP has been assisting residents who have reported mail forwarding issues during their temporary relocation period
- SNRP has coordinated directly with residents, as well as the USPS West 125th Post Office and NYCHA to address and resolve resident mail forwarding issues
- SNRP shared master spreadsheet of all Phase 1 temporarily relocated households – including original apartment, temporary apartment address, and move dates – with USPS West 125th Post Office to inform mail forwarding process
- SNRP walked residents experiencing mail forwarding issues through online process, including scanning of QR code at post office to initiate mail forwarding

# Temporary Apartment Maintenance

- SNRP and NYCHA Comp Mod address maintenance issues as they arise
- When a resident reports a maintenance issue at their temporary apartment to SNRP, SNRP documents the condition, including verbal report from resident and securing photographs from resident or SNRP team member visit
- SNRP confirms resident has made work order request with Property Management of temporary apartment location
- SNRP notifies NYCHA Comp Mod representative of reported maintenance issue and work order ticket number
- SNRP and NYCHA Comp Mod track progress of ticket number, with regular, frequent follow up with NYCHA Property Management until the work order is completed and closed out

# Rental Account Administration

- Some residents experienced a transfer or move-in process charge on their rent bills after their move to their temporary apartment
- For some residents, these transfer or move-in process charges reflect arrears or previously owed charges for their original Saint Nicholas apartments
- SNRP and NYCHA Comp Mod are working closely with Property Managers of the temporary apartment developments to evaluate process charges on a case-by-case basis, and to resolve any process charges that are unrelated to arrears or previously owed charges
- SNRP is available to assist residents with questions regarding process charges. Please come to the SNRP office or contact your relocation specialist with any process charge questions

# LOOKING AHEAD / NEXT STEPS

# 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 Temporary Relocation Process (Return)

- When it is time to return to your apartment you will receive a **Completion Notice** to confirm your apartment is ready and **Resident Return Agreement** 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
- Return moves will take place as apartments are ready
- In advance of your move, SNRP will confirm the phone number you want associated with your apartment for the new intercom system



# Completion Notice

- Confirms that renovation work is nearing completion and that you may return approximately 15 days after receiving the Notice
- Provides instructions for signing and submitting your Resident Return Agreement to confirm your intent to move back to your original apartment
- Explains your right to remain permanently in your relocation apartment and provides instructions if you choose to do so
- Offers the opportunity to request a tour of your renovated apartment prior to returning. Tours may be performed virtually



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

## COMPLETION NOTICE - COMP MOD

Date: \_\_\_\_\_  
Siebel Case # \_\_\_\_\_

Dear \_\_\_\_\_:

The New York City Housing Authority (NYCHA) is writing to inform you that the renovation work at \_\_\_\_\_ is approaching completion, and that you may return to the Original Apartment within 15 calendar days of receipt of this Completion Notice. You do not need to move right at this moment, but you must act as instructed below if you want to maintain the right to return to \_\_\_\_\_.

- Please review and complete the enclosed Resident Return Agreement (Return Agreement) by selecting one of the options and then sign and return it to NYCHA by \_\_\_\_\_ as instructed on the Return Agreement.
  - If you accept NYCHA's offer to return to \_\_\_\_\_, NYCHA will work with you to schedule a move-date within \_\_\_\_\_ days of acceptance. NYCHA will provide all necessary moving services at no cost to you.
- You may request a tour of your renovated Original Apartment within \_\_\_\_\_ of days of receipt of this Completion Notice.
  - Your relocation coordinator will work with you to identify and request any final repairs prior to your return move. After those repairs are completed, you will receive Second Completion Notice. That Second Completion notice will require you to move within 15 calendar days after you receive it.
- You may choose to stay permanently in your current Relocation Apartment instead of transferring back to \_\_\_\_\_ NYCHA is giving you \_\_\_\_\_ days to decide.
  - If you choose to remain in your Relocation Apartment, you must:
    - Sign the enclosed addendum to your Temporary Relocation License Agreement (Exhibit A) and return it with the Return Agreement; and
    - Sign a new lease for the Relocation Apartment within 30 days of receipt of this completion notice.



NYCHA 070.7588 (10/08/25) v1

COMPLETION NOTICE - COMP MOD

# Resident Return Agreement

- The Resident Return Agreement is the document that confirms you intend to return to your original apartment
- You will receive the Resident Return Agreement for your apartment along with your Completion Notice
- You must sign and submit your Resident Return Agreement to SNRP within the required timeframe to confirm you will return to your original apartment

**Please select one option:**

- I accept the offer to return to \_\_\_\_\_, and I agree to the conditions above.
- I reject the offer to return to \_\_\_\_\_ and would like to stay in my current apartment. By rejecting this offer, I understand that my right to return to \_\_\_\_\_ ends. Any later request to return to \_\_\_\_\_ will be based on availability and NYCHA's standard transfer policies.

# Resident Return Agreement

## Conditions:

- Move back to your original apartment within the designated timeframe for your return move
- Leave your temporary apartment empty, securely locked, and unoccupied
- Terms of the lease for your original apartment remain in effect, including rental payment requirements and authorized occupants
- NYCHA, through SNRP, will provide professional moving services for your return move and will cover all reasonable and necessary move related expenses
- Any tenancy conditions or legal actions from prior to or during your temporary relocation will remain valid and apply to your original apartment

# Phase 1 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
- 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 127<sup>th</sup> 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](mailto:info@stnicholaspartners.com)

[stnicholaspartners.com](http://stnicholaspartners.com)





# Q&A

THANK YOU

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