

Comprehensive Modernization

St. Nicholas Houses



November 17, 2021



NYC has allocated \$342 million for repairs and renovations at St. Nicholas Houses

- In 2019, NYCHA, SDNY and HUD signed a Federal Monitorship Agreement to accelerate critical work NYCHA must do to better serve residents
- The Agreement focuses on five areas - **Lead, Mold, Heating, Elevators, and Pest & Waste Management** - and related organizational improvements to NYCHA
- NYC is providing NYCHA \$2.2 billion over the next 5 years to support this work

Property	Funds Allocated
St. Nicholas Houses (1,526 apartments)	\$342 million
Todt Hill Houses (502 apartments)	\$115 million
All other developments (150,000+ apartments)	\$ 1,741 million
Total Funds	\$2.2 billion

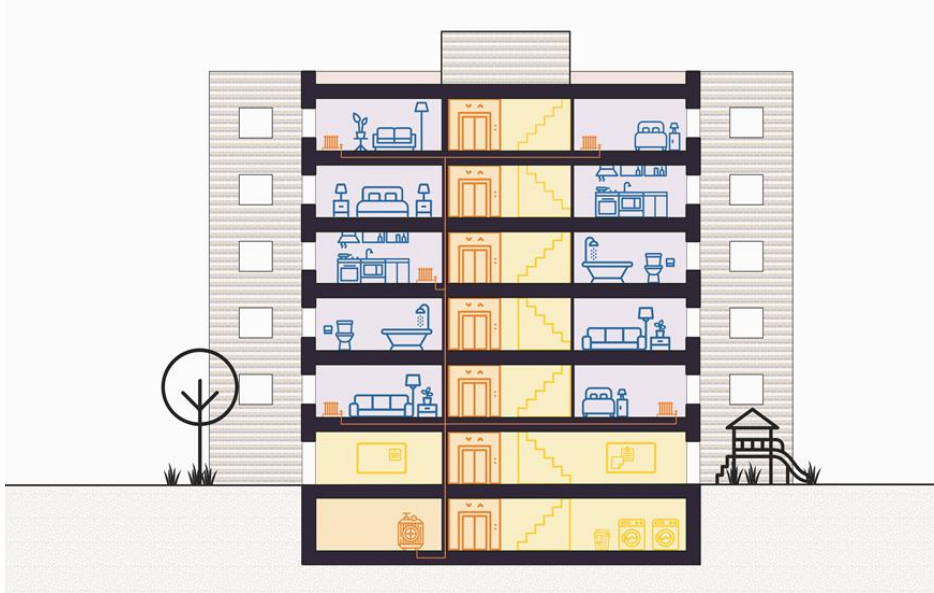
St. Nicholas and Todt Hill were selected due to high rates of lead-based paint, leaks and mold

Property	Lead-Based Paint		Leaks & Mold	
	# of apartments with Lead XRF positive tests	# of apartments with children under 6	Leak work orders per 100 apartments	Mold work orders per 100 apartments
St. Nicholas Houses	127	202	232	70

These sites are also suitable for Comprehensive Modernization

- ✔ **Integrated renovations** of priority areas in one overall project over several years, to save money and time and limit inconvenience to residents
- ✔ **Residents drive engagement planning** from the beginning and **are closely involved in contractor requirements, design, and construction planning**
- ✔ **Temporary moves** needed for lead, asbestos, and mold remediation and other renovations **where it is unsafe or inconvenient for residents to stay in apartments, are streamlined to reduce challenges for residents**
- ✔ **NYCHA will continue to own and operate the properties** after renovations, **and will implement improvements** in how we manage them

We will improve as many areas as we can with the money we have



- **Remove Environmental Hazards** – Lead, Asbestos, Mold
- **Strengthen Security** – Cameras, Lighting, Doors
- **Improve Building Exteriors**
- **Repair or Upgrade Building Systems** – Heating, Elevators, Plumbing, Electrical, Ventilation
- **Apartments** – Kitchens, Bathrooms, Doors, Ceilings, Walls, Floors, Windows
- **Building Interiors & Community Centers**
- **Grounds & Other Site Improvements**

Here are some improvements we've completed at other developments

Grounds



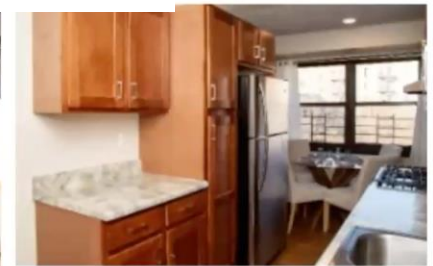
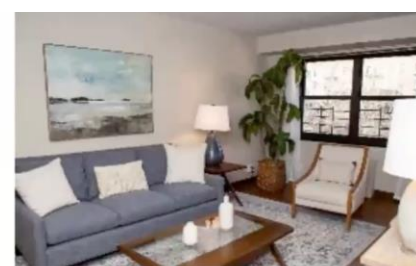
Lobbies and Facades



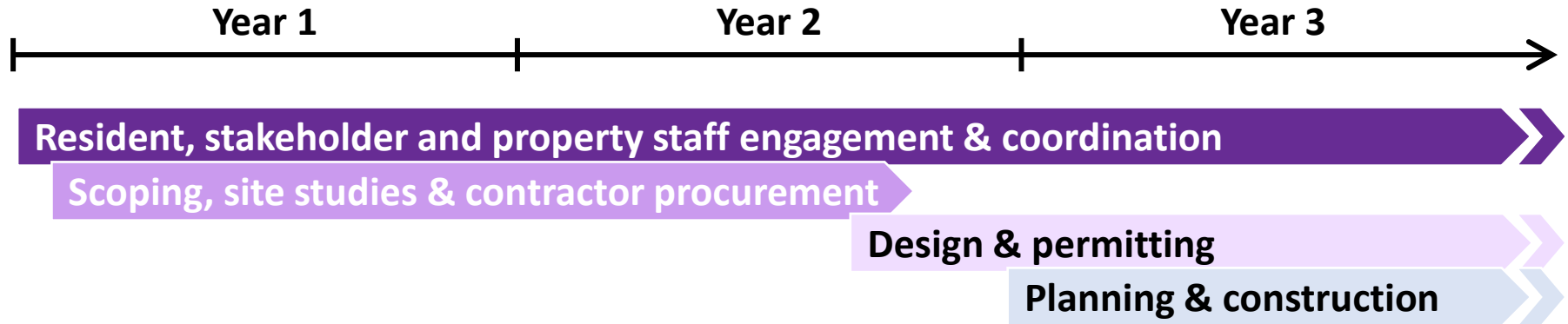
Building Systems



Apartment Interiors



You will be engaged from Day 1 of the project and we will continue to work with you throughout



Residents input on:

- How you want to be engaged
- Scoping and prioritization of renovations
- Design requirements and specifications
- Contractor requirements

Residents input on:

- On design, preferred fixtures, finishes, etc.
- Construction planning
- Temporary move planning

Residents will be part of the project team!

We are also committed to protecting your rights and addressing any concerns you may have

- **NYCHA will identify and pay for resident technical advisors** in areas you would like independent advice throughout planning, design, and construction
- NYCHA will sign a **Resident Rights & Move Contract for each tenant**
- Residents have a **guaranteed right to return after any temporary move to another development, and full temporary move costs will be paid by NYCHA**
- Any **temporary move required during construction will be collaboratively planned with residents** well in advance of construction start
- **Regular repairs will continue** in places where construction is not ongoing

We want to hear your questions, concerns, and suggestions and will update you regularly

- Q&A and resident survey today
- Updates at the monthly tenant association meetings
- Larger resident meetings like today and on Zoom every 2-3 months
- How else do you want to be engaged and provide input on the project? On what topics?

Engagement Tools

- Resident Surveys
- Robocalls / Live Calls / Door-to-Door
- Dedicated Website / Webinars
- Tour of a Renovated Property
- **How else??**

Engagement Topics

- Capital Needs / Scope, Costs, & Budget
- Community Visioning and Design
- Resident Rights & Temporary Moves
- Section 3 Job Opportunities
- **What else??**

Thank you for joining the meeting!

Please join us at upcoming meetings! NYCHA will take your feedback today from the survey on how to ensure we can let residents know about upcoming meetings, project updates, and more.

In the interim please reach out if you have questions or concerns:

Email: CompMod@nycha.nyc.gov

Phone: 212-306-6768