

BOULEVARD TOGETHER



Resident Engagement Meeting

Construction Logistics Presentation

Join us on March 31, 2022 at 6:00pm

- Come meet with the construction team and join us in a discussion about the upcoming improvements currently being considered for the Belmont-Sutter Area development.
- As in person meetings are not advisable due to COVID-19, we plan to host this meeting virtually through Zoom.
- Through this tele-townhall we hope to provide you with information about planned improvements to the complex and apartments.
- Please use this copy of the presentation to follow along.
- We Will Provide a Brief Tutorial –
 - Mute/unmute, raise hands and ask questions

Virtual Resident Engagement Meeting – Web Based

Zoom Link: <http://bit.ly/blvdtogether>
Zoom Meeting ID: 965 5109 9149
Webinar Passcode: blvd

Dial-In Information

English:	Dial In #:	1-646-558-8656
	Meeting ID #:	965 5109 9149 #
	Passcode:	541058
Spanish:	Dial In #:	1-646-558-8656
	Meeting ID #:	522 498 0218 #
Mandarin:	Dial In #:	1-646-558-8656
	Meeting ID #:	497 692 7129 #

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Communication

Boulevard Together as the New Property Manager

- We are always available for feedback and are here to handle any and all issues moving forward.
- **BoulevardTogether.com**
 - Website dedicated to tenant information
 - Upcoming Meetings & Recordings of past meetings
 - Contact box to submit feedback, ask questions, or express concerns
- Resident Hotline - **646-276-2196**
 - Our dedicated line will be available for all residents and stakeholders Mon-Fri 9:00am-5:00pm
 - All calls made after business hours will be received with answering service who will record all messages and forward them to the point person. All calls will be returned within 24 hours.
- Regular virtual Tele-Townhall meetings
- Our goal is to keep constant communication with residents before, during and after the rehabilitation process



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Contact Information

Boulevard Together

Boulevard Together



Call: 646-276-2196

Email: info@boulevardtogether.com

Website: www.boulevardtogether.com

Questions about:

- Presentation material
 - Design and construction
 - Property management
 - Apartment Renovation
 - Future meeting dates and topics
-

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Boulevard Together Team

Introduction

- Communication and transparency is our hallmark
- Cooperative attitude to access and arrangements
- Hands-on approach and pride in all we do
- Award-winning experience in building and renovating affordable housing in conjunction with housing authorities
- Combined, our companies have been working in communities and providing construction and property management solutions for over 80 years
- Long-term partner philosophy

Boulevard Together



Developers



Hudson



PROPERTY
RESOURCES
CORPORATION

Duvernay + Brooks
Real Estate Development and Finance Consulting

Builders



Managers



Lisa
MANAGEMENT



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Boulevard Together

Meeting Agenda

- Pre-existing Workorders
- Construction Overview & Communication
- Relocation/Resident-in-Place Rehabilitation
- Safe Practices
- Safety and Security
- Leasing
- Hiring and Training

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Pre-Existing Workorders

Status and Discussion

- Boulevard Together Management will automatically closeout workorders open under NYCHA
- Tenants will be notified of workorders closing.
- If the items closed are still outstanding, please notify us by calling the office, submitting a maintenance request online, or by visiting us in-person.
- We are diligently addressing workorders as they come in and prioritizing life and safety workorders.
- We have a dedicated team for mold and leak workorders who are:
 - Assessing leak and mold damages.
 - Testing areas with visible sign of mold.
 - Remediating area by certified remediation specialist.



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Environmental

Test Results and Remediation

- Thank you for your cooperation through all the testing: Mold, lead, asbestos and radon.
- Test results are incorporated into our construction plan to ensure we are protecting the health and safety of the residents moving forward:
 - Leak Repair and Drywall Replacement
- Rehabilitation
 - All required work will be completed by certified professionals, following accepted and standardized industry procedures
- Oversight and Certification of this work will be performed by the independent 3rd party environmental consultant.
- Residents will be informed of any issues and we are respectfully asking for cooperation to deal with any unforeseen issues prior to residents coming back into the unit.

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Rehabilitation Overview

Scope of Work

- Resident-in-place rehabilitation will be carried out at Belmont-Sutter Area commencing in the 2nd Quarter of 2022.
- Apartment rehabilitation work will include: Painting, flooring, bathroom, kitchens.
- Common area work will include: Entrance lobby, hallways
- ADA/UFAS upgrades will include: Specific apartments and building entrances
- Upgrades for amenities will include: Laundry room, community center, storage room
- Building envelope upgrades will include: Building façade, roofs
- Site work will include: Playgrounds, security system



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Overall Construction Breakdown

Construction Sequencing and Rehabilitation Period

Overall Timeline: 10 Months

Construction start:
2nd Quarter of 2022



Rehabilitation period
for each building:
3 months



Apartment work
duration depends on
apartment size and
existing conditions.



Rehabilitation period
for site work:
4 months

- **Please note that all durations and timings are subject to change due to resident cooperation, pandemic, unforeseen conditions and material availability.**

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Here is what you can expect . . .

- Notices and Communication
- An Initial Household Interview prior to the start of work
- Packing assistance and financial assistance
- Resources and Availability

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1. Notices & Communication

- Notice of Non-Displacement.
- Sixty (60) Day Notice to commence work.
- Weekly and daily notices as needed.
- On-going meetings with Residents.

Important Note: Access to the apartment is mandatory. In addition, all affected residents must continue to remain in good standing with lease terms and continue to pay rent.

2. Initial Household Interview Prior to the Start of Work

Meet with each head of household on a one-to-one basis sixty (60) days prior to start of work in your apartment.

- An explanation of what to expect, the approach to the renovation work, and the grievance process if there is a problem or concern.
- Help with special needs and support services.
- Procedures and steps to pack, prepare and secure your belongings.
- Resident site safety and security during the renovation work.

3. Assistance with temporary move and financial assistance

- Boxes, packing material and tape for personal property and valuables.
- An inventory of your personal property and valuables prior to start of work.
- Assistance with moving arrangements, scheduling and other special arrangements.
- For the elderly, and those with special needs, packing and storage services.
- The availability of a dumpster for residents to throw-out unwanted items.
- Financial assistance from \$100 to \$375 according to the number of bedrooms in your unit for reasonable out of pocket expenses.

Important Note: Personal property will remain in each apartment room and, if necessary/appropriate, be securely wrapped in plastic.

4. Resources and Availability

Resources –

- Full on-site staff ready to work with you through the entire renovation process.
- A link to social services and other resources.
- Moving services for any temporary moves at no cost to the residents.

Availability –

- An on-site office with full-time staff - Monday through Friday 8 a.m. to 6 p.m. and Saturday 9 a.m. to 1 p.m.
- Evening hours on an as needed basis for residents who cannot make appointments during normal business hours.
- Periodic update and Q & A meetings with R.A. leadership and residents at large.

Belmont Sutter Area – All Units

1. All apartment renovations will be tenant-in-place.
2. Work within each unit will be over a three (3) to four (4) week period.
3. Temporary moves to available vacant units within the BFB portfolio may occur for the following reasons:
 - A. Where there is a special need in the household.
 - B. The scope of work requires considerable reconfiguration of the unit to meet UFAS standards.
 - C. A specific short-term environmental remediation must take place within the apartment.
4. The community room in the building will be available to all residents daily as a hospitality space.

Resident Notification Process

- All residents will be provided a preliminary construction schedule based on phasing plan in 2nd Quarter of 2022.
- Two month in advance of the scheduled construction start, residents will receive a reminder notification.
- Construction work notices will be provided to residents two weeks in advance.
- Boulevard Together Management will reach out inform residents about the accommodations that will be required by residents during the different phases of construction.
- Reminder phone call/email/text will be provided 48-hours and 24-hours prior.
- Any residents requiring assistance with packing and moving, should notify Boulevard Together Management team in advance.
- Our commitment is to keep constant communication and help residents preplan through the rehabilitation process. We will be hosting monthly zoom tele-town halls and emails to provide updates.

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Special Accommodations

Accommodations during construction

- Residents are requested to inform Boulevard Together Management team if any special accommodation is required for any of the following reasons:
 - ADA Accommodations
 - Medical reasons
 - Pets
- Please contact Boulevard Together:
 - Hotline: **646-276-2196**
 - Email: **www.boulevardtogether.com**
 - Website: **info@boulevardtogether.com**
 - Office: 816 Ashford Street, 2nd Floor
 - Hours: 8:30am – 4:30pm (Monday, Tuesday, Thursday, Friday)
8:30am – 7:30pm (Wednesday)

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Relocation/Resident-in-Place Rehabilitation

Provisions for residents

- Resident-in-place rehabilitation will be carried out for most apartments, with a few exceptions listed below.
- Provisions for resident-in-place rehabilitation:
 - Hospitality suite will be provided for the day
 - Other accommodations – Community Center
- Relocation will be provided for following residents:
 - Apartments requiring ADA/UFAS upgrades
 - Residents with medical conditions (Asthma, etc.)
- A **Tenant Relations Concierge** set up by the Boulevard Together team will proactively work with residents to provide temporary onsite relocation as an interim measure and will be reaching out to residents starting 2nd Quarter of 2022 to discuss in detail.

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Hospitality Suites

Provisions and considerations

- Hospitality suites will be centrally located and easily accessible by residents of all buildings.
- Hospitality suites will be provided to residents during the construction work hours only.
- Provisions in the hospitality suite will include:
 - Furnished with sofa, table, chairs etc.
 - Functional kitchen and bathroom
 - Wi-fi
 - Refreshments – Water, tea and coffee
- Residents should inform Boulevard Together Management or Construction team if a hospitality suite is needed.
- All hospitality suites will be thoroughly cleaned and sanitized at the end of the day.

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Questions and Concerns

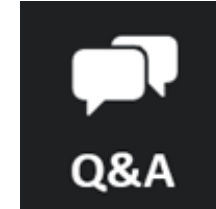
Discussion Instructions

- Zoom Instructions

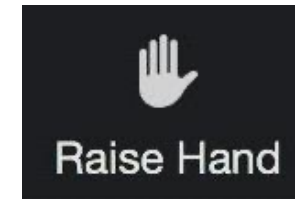
- **Q&A** – on the screen you should see a question-and-answer function, when clicked, will allow you to type a message on the bottom right when you click “Type message here...” and begin typing
- **Raise Hand** – at any point in time if you would like to engage the panel please feel free to click the little hand on the screen to raise hand and let the panel know you would like to have a comment heard

- Dial-In Instructions

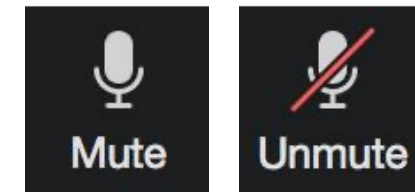
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- **Unmute** – Dial *6



Q&A Icon



Raise Hand Icon



Mute and Unmute Icon

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Safe Practices

Practices in place for construction

- Safety and security of each resident is of utmost importance to the Boulevard Together team.
- For this reason, residents will be restricted from coming into the work area.
- Valuables and important items to be put away and secured by residents before construction work commences in apartment.
- Residents are requested to safeguard cash, jewelry, important documents and things of similar nature before construction start.
- Residents are requested to please provide temporary accommodation for pets during the construction period for the safety of the pets and construction workers.
- Tenant Relations Concierge will have an in-depth discussion with residents on how to secure important items.
- Boulevard Together team will be sensitive to residents' personal belongings.

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Holiday Schedule

No work in apartments

- No work will be carried out inside apartments and buildings during the holiday schedule.
- Residents will be notified in advance about the upcoming holidays.

HOLIDAY SCHEDULE

Martin Luther King Day

President's Day

Good Friday

Memorial Day

Juneteenth

Independence Day

Labor Day

Thanksgiving

Christmas and Kwanzaa

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Photographic Documentation

For Record-Keeping Purposes

- Photos of building exteriors, common areas, and selective apartment interiors will be taken during construction to document the progress.
- Residents will be notified, and permission will be taken in advance.

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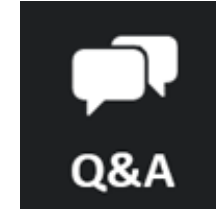
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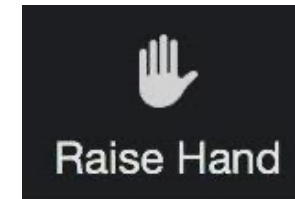
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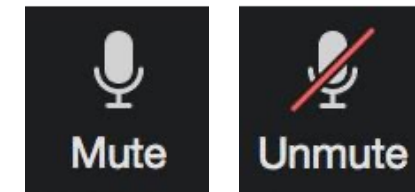
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Q&A Icon



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Boulevard Together Leases

Review: PACT Leases & Tenant Protections

- As part of the PACT conversion, residents must sign new leases.
- NYCHA will remain the land and building owner and will have continued involvement in your development.
- New residents will be selected and screened by NYCHA's Leased Housing Department.
- Tenants who are paying a flat rent will have their rents increased to 30% of their household income over a five-year period.
- Utility and air-conditioning surcharges will remain the same.


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Boulevard Together Leases

Signing Your New Lease

- Appointments will be made for 30 minutes.
- If a resident cannot make it to their appointment or needs a special accommodation, leasing team will be happy to make other arrangements.
- Leasing signing will take place on-site at your property. The development team will be following all state, local and NYCHA COVID-19 safety protocols.
 - This includes readily available PPE, distancing and sanitizing stations.



SAMPLE PACT Resident Lease

Enclosed is a sample of the PACT lease that NYCHA residents will sign before their development converts to the Project-Based Section 8 program through PACT. This is a sample PACT lease. Please do not sign it.

This PACT lease was developed by NYCHA and has been informed by the residents, advocates and stakeholders. It has also been reviewed by Legal Aid Society, an independent legal services organization. This lease cannot be changed without NYCHA's approval.

In coordination with NYCHA, PACT partners will reach out to residents to schedule a lease signing. By signing this new lease, you ensure that your apartment will remain affordable to your household and that your authorized relatives will have succession rights to the apartment. In addition to this lease, there are other documents that protect resident rights – including the documents NYCHA will sign with the PACT partner and the U.S. Department of Housing and Urban Development (HUD). To learn more about resident rights and protections under that PACT program you can visit NYCHA's PACT website: on.nyc.gov/nycha-pact.

In addition to the lease itself, there are riders and notices that you will also need to sign. Most of these are required by local, state or federal law of all renters in New York City. The riders and notices are also available on NYCHA's PACT website if you want to review them before the lease signing: on.nyc.gov/nycha-pact.

Residents should not wait to ask questions about their new PACT lease and should use the following resources to learn more:

- Residents can attend a virtual town hall hosted by the PACT partner to explain the lease signing process and answer any questions you might have.
- Residents can call a free legal services hotline provided by the Legal Aid Society. This line is dedicated to residents converting through the NYCHA PACT program.

Please call 212-298-3450 to reach the Legal Aid Society

REMINDER: This is a sample PACT lease. Please do not sign it.

Last Updated: February 16, 2021

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Remember to review the example PACT lease!


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Boulevard Together Leases

Preparing For Your Appointment

- Thoroughly review sample lease
- Gather and make copies of required documentation
 - Government Issued Photo ID for Heads of Household
 - Examples: Driver's License, Non-Driver ID, Driver's Permit, Passport, NYC City ID
- Requests for reasonable accommodation and supporting documents
- Special requests and circumstances
 - Please bring, in written form, any special requests, concerns or circumstances that you would like the construction team to prepare for or be mindful of.
 - This may include information about pets in your unit, family medical considerations, disability considerations...etc.
- **Only Head of Household and/or Co-Head of Household are needed to execute lease agreement**



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Training Opportunities Through BWI and Boulevard Together

OSHA 40 Training

THIS FREE TRAINING PROGRAM will help you to gain access to your career-launching Occupational Health and Safety and Health Administration (OSHA) and Site Safety Training (SST) credentials:

- OSHA 30
- SST Fall Prevention
- SST Drug and Alcohol awareness

TRAINING REQUIREMENTS

- Over 18 years of age
- NYC resident - NYCHA residents preferred
- Interested in construction or other hands-on professional career tracks
- Have access to a computer and internet *laptops or internet assistance can be provided in some cases.
- **Fully available for training Monday-Friday, 9:00 AM to 5:00 PM**

**More cycles of
training to follow!
Help us spread
the word!**



Complete your interest form TODAY: <http://bit.ly/bwinyosha>

Si necesita interpretación en español, por favor llame a este número e ingrese el código de reunion: **1-646-558-8656, Meeting ID: 522 498 0218 #**

如果您需要普通话的口译, 请拨打这个号码后输入该会议代码: **1-646-558-8656, Meeting ID: 497 692 7129 #**

Training Opportunities Through BWI and Boulevard Together

Porter and Maintenance Workers

THE PROGRAM

Our training programs combine job readiness skills with the technical training needed to succeed on the job. The Boulevard Together Porter & Maintenance Worker training, is approximately 4 weeks in length, full time.

**Training will
take place Fall
2021**

TRAINING REQUIREMENTS

- NYC resident - NYCHA residents preferred
- 18 years of age or older
- Have valid working documentation
- Must meet Math and ELA requirements
- Able to lift 50 lbs. or more
- Perform 8 hours of physical work each day
- Must be 100% available during the work week for full-time training



Complete your interest form TODAY at: <https://bit.ly/bwinyporater>

Si necesita interpretación en español, por favor llame a este número e ingrese el código de reunion: **1-646-558-8656, Meeting ID: 522 498 0218 #**

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Training Opportunities Through BWI and Boulevard Together

Next Steps

OSHA 40 Training	Porter & Maintenance Worker Training	Construction Positions
<p>Register by visiting http://bit.ly/bwinyosha</p> <p>Please register ASAP. Spots are limited and applications will be considered on a rolling basis.</p>	<p>Register by visiting https://bit.ly/bwinyporter</p> <p>Please register ASAP. Spots are limited and applications will be considered on a rolling basis.</p>	<p>Construction and laborer positions will be available at the job site beginning mid-Fall, extending through the months that follow</p> <p>Sign up to learn more about employment opportunities at: https://www.boulevardtogether.com/employment</p>

Residents can register their interest in Section 3 or other economic opportunities by contacting the REES hotline at 718.289.8100 or by utilizing NYCHA's Self-service portal at <https://selfserve.nycha.info/>

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Hiring and Training

Construction and Management Positions

- Boulevard Together team is committed to providing and prioritizing hiring and training opportunities for Belmont-Sutter Area and NYCHA residents.
- On-going Training Opportunities for construction and management positions.
- For Hiring Opportunities:
 - Visit **www.boulevardtogether.com/employment** and get added to the mailing list
 - Call the Boulevard Together Hotline at **646-276-2196**
 - All employment opportunities will be posted on the website
 - On-site Management office

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Questions and Concerns

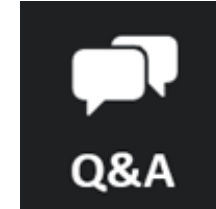
Discussion Instructions

- Zoom Instructions

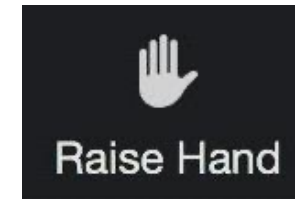
- **Q&A** – on the screen you should see a question-and-answer function, when clicked, will allow you to type a message on the bottom right when you click “Type message here...” and begin typing
- **Raise Hand** – at any point in time if you would like to engage the panel please feel free to click the little hand on the screen to raise hand and let the panel know you would like to have a comment heard

- Dial-In Instructions

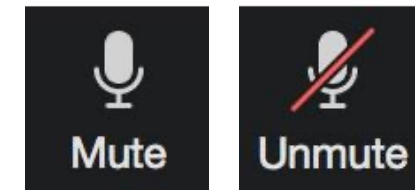
- **Raise Hand** – Dial *9
- **Unmute** – Dial *6



Q&A Icon



Raise Hand Icon



Mute and Unmute Icon

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Thank You

Partnership Through Continued Communication

- Dedicated to creating a partnership with residents through regular communication and transparency
- Our goal is to keep constant communication with residents before, during and after the rehabilitation process



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