



FIorentino TOWN HALL MEETING
May 23rd, 2023

Resident Engagement Meeting

Construction Logistics Presentation

If you can't join us on May 23rd, 2023, at 6:00 pm in person or you can meet us online!

- Come meet with the construction team and management in a discussion about the upcoming renovations and relocation at Fiorentino Plaza.

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

A translation of this document is available in your management office.

La traducción de este documento está disponible en la Oficina de Administración de su residencial.

所居公房管理处備有文件譯本可供索取。

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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

Introductions

- Boulevard Together Management
- Boulevard Together Construction
- CAMBA

Boulevard Together



Developers



Hudson



PROPERTY
RESOURCES
CORPORATION

Duvernay + Brooks
Real Estate Development and Finance Consulting

Builders



Managers



Lisa
MANAGEMENT



MANAGEMENT
CORPORATION



Agenda

- Management Update
- Relocation Update
- Construction Update
- Site Security Update
- Social Services Presentation
- Resident Q & A



Meet Tonight's Presenters

- ▶ Jerome Yeiser– BTM, Boulevard Together Management
- ▶ Barbara Clark – BTM, General Manager
- ▶ Matt Linde – BTO, Boulevard Together Owner
- ▶ Jamiyla Chandler-Melton – CAMBA, Program Manager
- ▶ Michael Figueroa – BTM, Director of Relocation Services*
- ▶ Antonio Rivera – BTM, Facilities Manager*

*Available for Translation Assistance

Management Update

- ▶ Management Contact, General Inquiries:
 - ▶ info@boulevardtogether.com
 - ▶ 646-276-2196
- ▶ Security Contact:
 - ▶ security@boulevardtogether.com
- ▶ Maintenance Contact:
 - ▶ Maintenance@boulevardtogether.com
- ▶ Website:
 - ▶ www.boulevardtogether.com
 - ▶ Construction schedule, site safety plans, and property events to updated on a monthly basis

Fiorentino Relocation Updates

- ▶ Stipends - all residents are entitled to a monthly stipend while they are relocated; if you believe your family is behind on stipends, please speak directly with a management representative
- ▶ Relocation Assistance Act (URA) -
 - ▶ Due to relocations lasting upwards of a year some residents will be eligible for permanent relocation SAV will be sending a notice to all eligible households to explain options
 - ▶ According to the HUD RAD Notice H 2016-17 PIH 2016-17 (HA), “In the event that a resident has been temporarily relocated, to a unit not in the same building or complex of buildings, for a period which was anticipated to last one year or less but the temporary relocation in fact exceeds one year, the resident qualifies as a “displaced person” under the Uniform Relocation Act (URA) and as a result immediately becomes eligible for all permanent relocation assistance and payments as a “displaced person” under the URA, including notice pursuant to Section 6.6(E). This assistance would be in addition to any assistance the person has already received for temporary relocation and may not be reduced by the amount of any temporary relocation assistance.”

Construction Update - Phase 1

▶ 2155 & 2165 Pitkin:

- ▶ Pipe scaffold coming down this week!
- ▶ Sidewalk shed being removed next week!
 - ▶ Please walk by the buildings and take a look at all the exterior progress
- ▶ Façade - 95% of façade work is complete at 2155 Pitkin & 2165 Pitkin
- ▶ Parapets - 100% complete
- ▶ Roof Work
 - ▶ 2155 Pitkin - 95% complete
 - ▶ 2165 Pitkin - 95% complete
- ▶ Window Replacement - 90% complete
- ▶ Plumbing upgrades - 100% complete
- ▶ Electrical upgrades - 100% complete

▶ Environmental Work:

- ▶ Lead, Mold & Asbestos Abatement
 - ▶ Permits are being pulled for the abatement work with abatement scheduled to start in the next 2-3 weeks

Construction Update - Phase 2

- ▶ 2181 Pitkin:
 - ▶ Roof and exterior work has begun
 - ▶ Parapets are 100% rebuilt as well as all roof asbestos abatement completed
 - ▶ Asbestos and mold testing nearly completed
 - ▶ Working with handful of remaining residents to finalize relocation and create empty buildings to start remediation / interior work
- ▶ 2189 Pitkin
 - ▶ Parapet demolition starting this week
 - ▶ Environmental testing nearly complete
 - ▶ Working to vacate entirety of building to start remediation / interior work
- ▶ 320 & 340 Miller:
 - ▶ Exterior work may start in next 2-3 weeks, depending on relocation progress
 - ▶ Environmental ongoing
 - ▶ Discuss - performing roof work with tenants occupying fourth floor

Construction Update - Phase 2

- ▶ All units need to be vacated for construction to commence
- ▶ We are working to provide appropriately sized apartments for all residents
- ▶ We are projecting to be able to start interior work at 2181 / 2189 in June and 320 and 340 Miller in July, but we need your help
- ▶ Please cooperate with allowing access for testing!!
- ▶ Please cooperate with relocation teams!!
- ▶ Please make sure you are up to date on your recertification!!

Construction Update - Phase 3

- ▶ Start of construction tentatively scheduled for late summer / early fall.
- ▶ Timing will be dependent on the completion of phase 1, so that relocation units can be made available.
- ▶ We are working to do as much of the relocation as possible simultaneously, but willing to discuss if people would like to be relocated earlier
- ▶ Exterior work may begin before relocation begins while buildings are still occupied
- ▶ Environmental testing will be ongoing throughout the summer
- ▶ In the meantime:
 - ▶ Please cooperate with allowing access for testing!!
 - ▶ Please make sure you are up to date on your recertification!!

Reasons for Delays...



Photo Gallery - Completed Apartment



CAMBA – Social Services On-Site
at
Fiorentino Plaza

We are Dedicated to Serving All Boulevard Together
Management Residents



CAMBA

where you can

- What is CAMBA?

- “CAMBA is a non-profit agency that provides services that connect people with opportunities to enhance their quality of life.” (camba.org)
- CAMBA’s Family & Community Support programs help people create and apply solutions to problems that affect their self-sufficiency, health, and success. Our clients struggle to pay rent and other bills, maintain employment, raise children, and cope with emotional and mental health problems.
 - CAMBA offers the following program, please visit the website www.camba.org:
 - Housing Stability
 - Education & Youth Development
 - Family & Community Support
 - Health
 - Economic Development
 - Legal Services



- **What Services do we offer Boulevard Together Management Residents?**
 - Case Management
 - Eviction Prevention Services
 - Mental Health Referrals
 - Employment & Vocational Referrals



What are the Benefits of Social Services?

Strong families build strong communities, breaking the cycles of abuse and poor health that hold people back from achieving their goals. CAMBA helps families and community overcome challenges and thrive.

"Social services are designed to meet people's needs, prevent and address their social problems, raise their living standards, and remove the material, moral, and social deprivations that people and families experience due to their own constitutions, environmental conditions, or uncontrollable events," (PlanStreet, 2022)

Social Services are aimed at improving the overall well-being of individuals, families, and communities.

RESIDENT Q&A



- Please feel free to visit or contact our office if you are interested in social services.
- We are on-site Monday-Friday from 9 a.m. to 5 p.m. to assist you.
- You are encouraged to reach out with any questions or comments.
 - Thank you!

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