



**FIorentino TOWN HALL MEETING**  
March 21<sup>st</sup>, 2023

# Resident Engagement Meeting

## Construction Logistics Presentation

**If you can't join us on March 21, 2023 at 6:00 pm in person 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

<b>English:</b>	Dial In #:	1-646-558-8656
	Meeting ID #:	965 5109 9149 #
	Passcode:	541058
<b>Spanish:</b>	Dial In #:	1-646-558-8656
	Meeting ID #:	522 498 0218 #

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.

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 #**

# Introduction

Meet the team

- Boulevard Together Developer
- Boulevard Together Management
- Boulevard Together Construction
- SAV Relocation
- Reliant Safety
- NYCHA
- CAMBA

## Boulevard Together



### Developers



Hudson



PROPERTY  
RESOURCES  
CORPORATION

Duvernay + Brooks  
Real Estate Development and Finance Consulting

### Builders



### Managers



Lisa  
MANAGEMENT



MANAGEMENT  
CORPORATION



**RELIANT**  
PARTNERS IN SECURITY



**CAMBA**  
where you can



# Agenda

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



# Meet Tonight's Presenters

- ▶ Marcus Williams – BTM, Resident Engagement
- ▶ Jackie Robinson – SAVRelo, Partner
- ▶ Isaac Gracia – BTC, Construction Superintendent
- ▶ Matt Linde – BTO, Boulevard Together Ownership
- ▶ Neil Nappi – Reliant Safety, VP of Security Operations
- ▶ D'Andra Van Heusen-Thomas – NYCHA, Resident Outreach Services
- ▶ Jamiyla Chandler-Melton – CAMBA, Program Manager



# Fiorentino Relocation

- ▶ All residents of Fiorentino Plaza must relocate in order to conduct building and apartment renovations.
  - ▶ All packing supplies, packing assistance, storage fees, and moving services are provided to residents at no charge.
  - ▶ Residents will be provided with financial stipends to assist with their needs during the time they are out of their original apartment based on their apartment size.
  - ▶ Residents are invited to utilize the hospitality suite located at 812 Ashford Street, Brooklyn NY 11207.
  - ▶ Generous stipend offered to residents who relocate with friends/family.
- ▶ Relocation package available for you to take home, includes:
    - ▶ Temporary Move FAQ
    - ▶ Sixty (60) Day Notice of Temporary Move
    - ▶ Initial Interview
    - ▶ Relocation Questionnaire
    - ▶ Community Life Questions
    - ▶ Home Inventory
    - ▶ Notice of Non-Displacement Form
    - ▶ Release & Hold Harmless Form
    - ▶ Temporary Move Agreement

# Construction Scope of Work

## ▶ Interior Common Area Upgrades:

- ▶ Renovation of public hallways, stairwells, and main lobby
- ▶ Replacement of public hallway doors
- ▶ Windows replacement for common areas
- ▶ Upgraded heating
- ▶ Upgraded electrical including lighting
- ▶ Upgraded plumbing
- ▶ New fire alarm system
- ▶ New security system
- ▶ Upgraded wifi & internet service

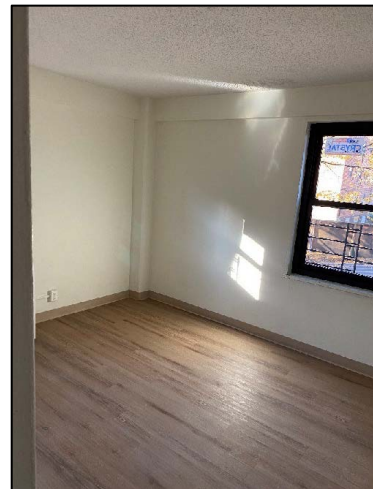
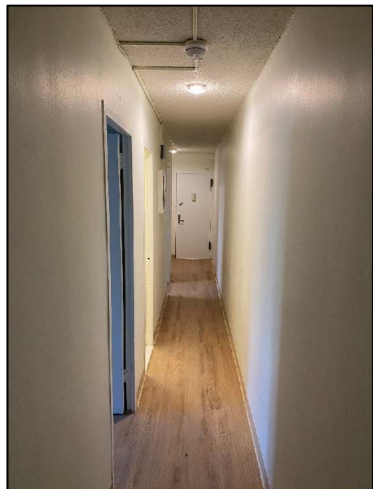
## ▶ Interior Apartments:

- ▶ Kitchen replacement
- ▶ Bathroom replacement
- ▶ Renovation of entire apartment including new flooring & painting
- ▶ Replacement of apartment entry doors
- ▶ Window replacement for apartments
- ▶ Upgraded electrical including lighting
- ▶ Upgraded plumbing

## ▶ Exterior

- ▶ Facade restoration
- ▶ Windows replacement for apartments and common areas
- ▶ Roof Replacement
- ▶ Water tightening of building
- ▶ Security camera installation
- ▶ Site work (new paving, plantings, landscaping etc.)

# Photo Gallery - Completed Apartment





# Construction Timing Update

- ▶ Phase 1 Update (2155 & 2165 Pitkin):
  - ▶ Façade - 95% of façade work is complete at 2155 Pitkin & 2165 Pitkin
  - ▶ Parapets - 80% complete
  - ▶ Roof - 70% complete
  - ▶ Window Replacement - 90% complete
  - ▶ Plumbing upgrades - 100% complete
  - ▶ Electrical upgrades - 100% complete
  - ▶ Environmental - lead and moisture testing to be completed this week. Abatement to start shortly thereafter
- ▶ Phase 2 (2181/2189 Pitkin & 320/340 Miller)
  - ▶ Exterior Work - Façade, Parapet, & Roof work at 2181/2189 to begin Monday March 27<sup>th</sup>
  - ▶ Interior work - ready to begin but cannot commence until all units have been vacated
- ▶ Phase 3 (2211, 2215, 2219, & 2221 Pitkin)
  - ▶ Construction Start Time = To be determined
  - ▶ Based on completion of first two phases & relocation
- ▶ Stop Work Orders
  - ▶ Explained
- ▶ Tenant Protection Plan
  - ▶ Available on our website [boulevardtogether.com](http://boulevardtogether.com)
  - ▶ Exterior work can progress with residents still occupying premises
  - ▶ Interior work cannot proceed with residents occupying the building

# Site Security Update

- Overall site concern as experienced by residents
- How we can and do address these concerns
- Crime preventive measures
- Safety Tips
- About Reliant Safety
- How to contact Reliant Safety
- Reliant Safety Flyer



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PARTNERS IN SECURITY

# NYCHA - Section-8 Presentation

# PACT Resident Protections

- **Rent** is set at **30% of your household's income**.\*
- You have the right to **organize**.
- **Resident associations** continue to receive funding.
- Your lease will **automatically renew** each year.
- You can continue **to add relatives** to your household composition.
- Approved relatives will continue to have **succession rights**.
- You still have the ability to initiate a **grievance hearing**.
- You will continue to have the opportunity to **apply for jobs** created by PACT.

*\*Exceptions may apply to households who pay flat rent, are current tenant-based Section 9 participants, or a mixed family, as defined by HUD.*

# NYCHA's Section 8 Program

- NYCHA's **Leased Housing Department** oversees NYCHA's Section 8 program and serves as the program administrator.
- **NYCHA has the largest program** in the nation with over 95,000 Section 8 families and 25,000 private landlords.
- Through PACT, you are now a NYCHA **Project-Based Section 8 resident**.

*Developments after PACT repairs are completed: 572 Warren Street, Berry Street, Baychester*



# NYCHA's Section 8 Program

- Ensure all units meet Housing Quality Standards (HQS) by conducting regular apartment and building inspections
- Administer the Section 8 project-based waitlist to re-tenant vacancies
- Respond to resident questions/requests about their tenant-share portion of the rent, reasonable accommodation, and transfers
- With HUD funding, NYCHA pays the difference between each apartment's Section 8 contract rent and the resident's portion of rent (called the Housing Assistance Payment, or HAP)
- Enforce the terms of the Housing Assistance Payment (HAP)
- Conduct annual and interim reviews of residents' incomes and family composition

# Who should you contact?

If my income or family composition changes?

To submit my annual recertification? And to find out when it's due?

For issues related to my share of rent?

To learn more about transfer requests or the Housing Choice Voucher program?

**Contact....**

**NYCHA's Leased  
Housing Department**



**Use the NYCHA Self-Service Portal  
or call the NYCHA CCC: 718-707-7771**

# Who should you contact?

To request a reasonable accommodation for a larger apartment or to move to a lower floor or to move to an accessible unit?

To add or remove family members in my Section 8 household?

If my landlord is not completing repairs?

To request an HQS inspection or find out when it is scheduled?

**Contact....**

**NYCHA's Leased  
Housing Department**



**Use the NYCHA Self-Service Portal  
or call the NYCHA CCC: 718-707-7771**

# Who should you contact?

To pay rent or address rental arrears?

To make repair requests?

For questions related to my lease?

In case of an emergency, such as a lack of heat or hot water, elevator outages, or flooding?

**Contact....**

**Boulevard Together  
Property Management**



**816 Ashford Street  
or call:  
1-646-276-2196**

# Who should you contact?

To request a first-floor apartment for medical reasons?

To request apartment modifications to accommodate a disability – for example: installation of grab bars, higher toilet seat, lower kitchen cabinets, lower sinks, etc.

To register a pet or service animal?

To get involved with my Resident Association?

**Contact....**

**Boulevard Together  
Property Management**



**812 Ashford Street  
or call:  
1-646-276-2196**



# How do I contact NYCHA as a Section 8 resident?

## CALL THE CUSTOMER CONTACT CENTER

Mon- Fri, 8am- 5pm  
718-707-7771  
TTY #: 212-306-4845

## VISIT A WALK-IN CENTER

787 Atlantic Avenue- 2<sup>nd</sup> Floor  
Brooklyn, NY  
8am- 5pm

## LOG IN TO YOUR SELF-SERVICE PORTAL

Anytime:  
<http://selfserve.nycha.info>

**You can now schedule an appointment at one of NYCHA's recently reopened Customer Contact Center (CCC) Walk-In Centers for a time that is convenient for you. To make an appointment, visit [on.nyc.gov/nycha-ccc-appt](http://on.nyc.gov/nycha-ccc-appt)**

**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](http://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.





- 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!

Dr. Jamiyla Chandler-Melton  
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# RESIDENT Q&A