

BRONX RIVER ADDITION



Credit: CTA Architects P.C.
Rendering subject to SHPO and NPS approval

PROJECT UPDATE April 30, 2026

FIFTH AVENUE BUILDERS (FAB)



AGENDA



1. Welcome & Recap from The Trust
2. Tours of the Model Unit
3. Resident Assessments
4. Community Council
5. Work Scope
6. Timeline
7. What's Next?
8. Questions & Answers

Public-Public Partnership

GOVERNMENT AGENCY



- ✓ NYCHA retains ownership of the land and buildings.
- ✓ NYCHA continues to manage the property.
- ✓ NYCHA remains responsible for managing tenancy issues.



GOVERNMENT AGENCY



- ✓ The Trust will lease both the land and buildings.
- ✓ The Trust will comprehensively repair, renovate, modernize, and improve operations of the public housing developments that have voted to join.
- ✓ The Trust will ensure the development will continue to receive sufficient funding to keep its buildings in a state of good repair after renovations.

NYCHA Property Management will continue to manage the property leading up to construction, through construction, and in the new, redeveloped buildings.

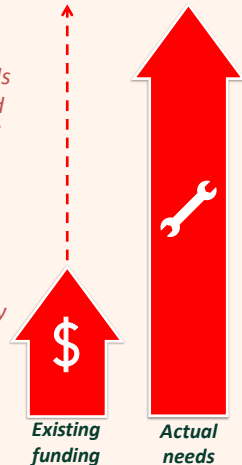


Why convert from Section 9 to Project-Based Section 8?

- Currently, **NYCHA's buildings** are funded with **Section 9 subsidies** from HUD. For decades, Section 9 developments in New York City and across the country have received less and less funding in the federal budget.
- But HUD also provides another source of funding for housing developments – **Project-Based Section 8**. Congress has maintained stable, increased Section 8 funding year-to-year.
- As a result, Project-Based Section 8 developments have the potential to receive nearly **double** the funding per unit compared to Section 9.
- However, NYCHA is unable to receive Project-Based Section 8 directly, so it needs to **partner with another entity**, per HUD guidelines, in order to receive the increased Project-Based Section 8 funding.

*Bronx River Addition's physical needs are estimated in the **tens of millions of dollars**.*

*However, only a **fraction** of the physical needs are funded.*



What is Section 8?

Section 8 is a federal program that provides **vouchers** to low-income households to afford rent in either privately owned buildings or designated public housing sites. Tenants pay 30% of the rent while subsidy from the government covers the rest. There are **two types of vouchers**:

Tenant-Based Vouchers	Project-Based Vouchers (PBV)
<p>Example</p> <p>Maria is on the Section 8 waiting list and is notified that she will receive a Tenant-Based Voucher. Maria can find an apartment anywhere in the country with rent at the level covered by the Tenant-Based Voucher and will only pay 30% of her income toward rent with HUD funding the rest.</p>	<p>Example</p> <p>Bronx River Addition voted to join the Trust, meaning the development now receives Project-Based Section 8 funding. Residents remain in their apartments and pay the same rent, but if a resident moves out, the subsidy stays with the unit for the next eligible tenant. Ten months after conversion, residents can apply for a tenant-based voucher if they meet eligibility requirements.</p>

The Trust retains the resident rights that residents currently have under Section 9.

RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards rent.*

*Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Authorized households residing at the development **will qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new Trust Section 8 lease, which resembles the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause. Under Section 8, residents can continue to add people to their household, and permanent members will have **succession rights**.

GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

JOBS SUPPORT

Residents continue to **receive job support services** from the NYCHA Resident Economic Empowerment and Sustainability (REES) team.

RESIDENT ORGANIZING

Residents continue to have the **right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

TEMPORARY RELOCATION + RIGHT-SIZING

The Trust will pay for any moving expenses for residents' temporary relocations during construction.

After being temporarily moved, residents have the **right to return** to their original apartment.

However, over time, all households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

What does this mean for you?



Leading up to conversion and construction beginning, you will sign a **Section 8 lease**.



You can help **ensure a smooth experience during conversion** by keeping your household composition & income updated, and by submitting your annual certifications when due.



In the meantime, continue to **participate in Trust events** to help shape the future of the development, and **continue to report issues that arise** with your apartment and development by submitting tickets via MyNYCHA, calling the CCC, or speaking directly to property management.

FIFTH AVENUE BUILDERS (FAB)

A team of established affordable housing professionals with the shared core value that resident involvement is foundational to successful projects.



**CHRISTINA
LAPIERRE**
Co-Lead
Fifth
Avenue
Builders



**BEN
KORNFEIND**
Co-Lead
Fifth
Avenue
Builders



**CHRISTA
WARING**
Lead
Architect
CTA



**CAITLIN
COLEMAN**
Community
Engagement
& Relocation
HOU



**PATRICIA
TORO**
Section 3
& Community
Support
Toro
Construction

OUR MODEL UNIT IS OPEN FOR TOURS

- The Model Unit (1350 Manor Avenue, Apt. #2F) is open!
- 50 households have completed model unit tours.
- Please set up an appointment to visit and share your feedback: Call Dorcas or Gabriel **(917) 383-2258** or email bronxriveraddition@housingopportunities.com
- We have set up a full-sized bed so that you can see a more typical layout.



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COMPLETE YOUR RESIDENT ASSESSMENT

- Please schedule a resident assessment today to help us determine your needs and preferences for relocation.
- 86 households have completed surveys with us.
- Call Dorcas or Gabriel **(917) 383-2258**, email bronxriveraddition@housingopportunities.com or drop by our office at **1350 Manor Avenue, Apt. 3J, Monday-Friday, 9am to 5pm.**
- There are six NYCHA developments in the Bronx where you may be relocated. Please let us know which one you prefer by filling out our survey.



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BRONX RIVER ADDITION COMMUNITY COUNCIL UPDATE

- The Council allows residents, the Trust, and the FAB team to work together on the renovation of your apartment.
- Thank you to those who applied for a seat on the Bronx River Addition Community Council!
- We have been interviewing candidates for the four resident Council seats, as well as alternates, and plan to choose the Council members in May.
- We plan to hold the first Council Meeting in June.



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WORK SCOPE: EXTERIOR

All design supports senior living

Maximize accessibility indoors and outdoors, including repairing or adding ramps to entrances.

Outdoor space with garden, exercise equipment, porch seating, benches, and game tables

Parking lots will be resurfaced



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Credit: CTA Architects P.C.

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WORK SCOPE: COMMON AREAS

Improved security to keep you and your guests safe:

- New camera system
- New entry doors & hardware
- New intercom
- New key fob systems

New community rooms, laundry rooms, and social service offices.

New chute hopper doors and recycling rooms.



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WORK SCOPE: APARTMENTS

To fix all the problems, we need to get behind your walls...

- Abate lead, eliminate mold, and remediate asbestos when found.
- Replace all plumbing and fix root causes
- Replace all elevator components in each building for reliable service, with proper upkeep
- Pest sealing

New individually controlled heating and cooling units

New awning windows easily open and close



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PROJECT / CONSTRUCTION TIMELINE



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ENGAGEMENT & RELOCATION TIMELINES



Community Engagement

Full-time office hours started January 2026

Event planning, assessments, tours



FAB Engagement Office
1350 Manor Ave., Apartment 3J

BUILDING 11

Relocation Assessments started in March 2026

Relocation Starts Fall/Winter 2026



Move-backs start in Summer 2027

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YOUR FAB RESIDENT ENGAGEMENT TEAM!



Caitlin Coleman
Project Manager



Dorcas Castro
Lead Relocation Coordinator



Gabriel Di Gennaro
Relocation Coordinator

- Since the HOU team has been on site in mid-January we have had over 600 interactions with the Bronx River residents!
- Thank you visiting our office, attending events, and providing thoughtful feedback.



Visit us at **1350 Manor Avenue, Apt. 3J**



Call us at **(917) 383-2258**



Email us at **bronxriveraddition@housingopportunities.com**

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WHAT'S NEXT? MAY - JUNE 2026

- Tour the Model Unit and provide feedback.
- Complete your Resident Assessment and share any concerns or preferences regarding relocation.
- Fill out a survey on preferred relocation apartment locations.
- Community Council meeting in June.
- S8 Lease Signings—attend a meeting at the Community Center on Wed., May 13 @ 1pm or Thurs., May 14 @ 1pm to learn more.



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QUESTION AND ANSWER SESSION

