

BRONX RIVER ADDITION



PROJECT UPDATE
June 25, 2026

**FIFTH AVENUE
BUILDERS (FAB)**



New York City
Public Housing
Preservation Trust



FIFTH AVENUE BUILDERS

AGENDA



- 1. Welcome & Recap from The Trust**
- 2. Section 8 Lease Signings**
- 3. Relocation Units**
- 4. Community Council**
- 5. Tours of the Model Unit**
- 6. Work Scope & New Building Renderings**
- 7. Timelines & What's Next?**
- 8. Questions & Answers**

Trust Program Operations

COMPREHENSIVE RENOVATIONS

Bronx River Addition will undergo a comprehensive renovation to enhance livability, sustainability, and healthiness.

- The Trust will create and execute a renovation plan based on resident feedback.
- The Trust will engage in contracts with design and construction vendors to carry out the renovation work.

The Trust, Design & Construction Vendors, and Planning Consultants

PUBLIC PROPERTY MANAGEMENT

NYCHA will maintain its oversight of the day-to-day operations and management of the properties.

- NYCHA Property Management will develop an enhanced operation plan to safeguard the completed renovations for residents.

NYCHA's Property Management Office

ENHANCED COMMUNITY RESOURCES

NYCHA Resident Services will continue helping residents access social services.

- Additional services will be offered during pre-development and construction, like aid during temporary moves and support for long-term housing retention.

NYCHA's Resident Services, Social Services Partners, and Planning Consultants

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



New York City
Public Housing
Preservation Trust

- ✓ **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.**

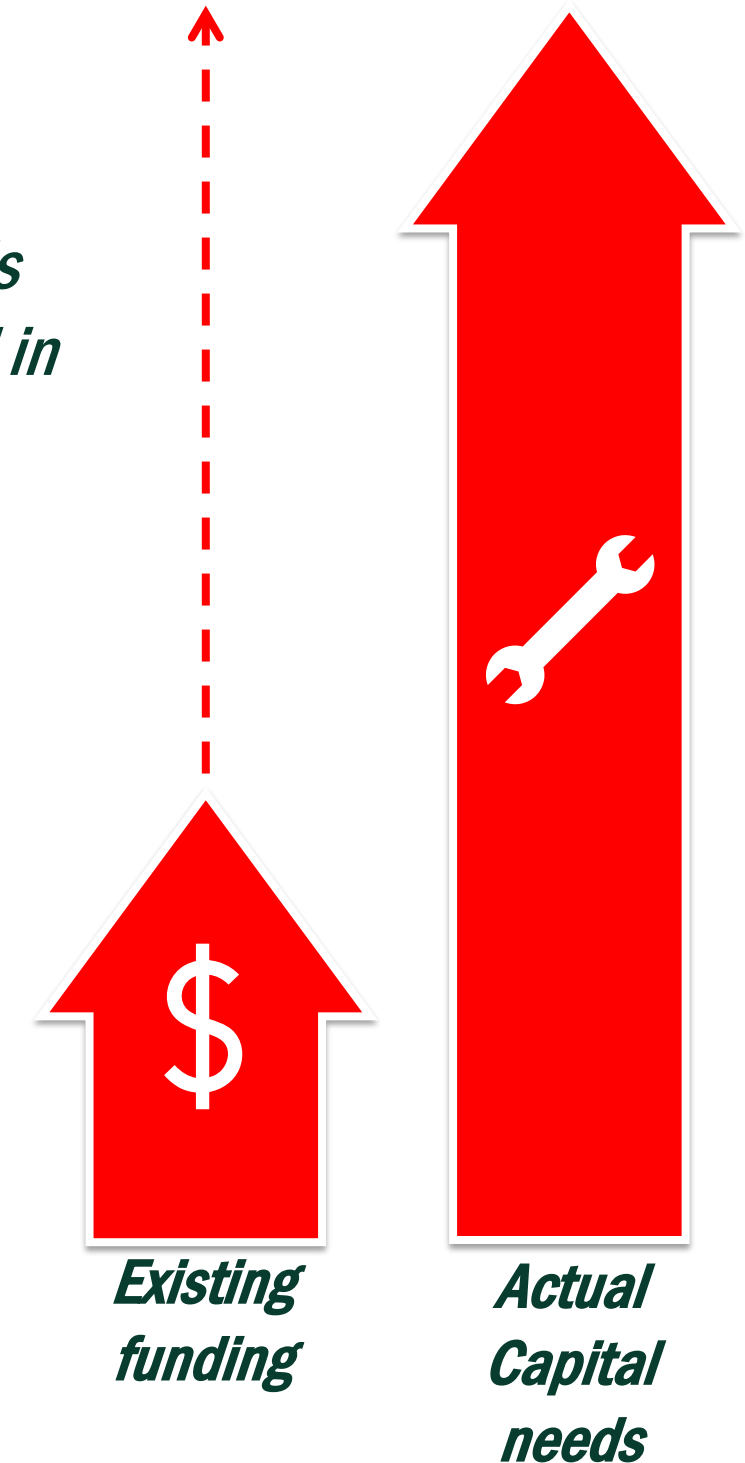
Properties will continue to be publicly owned and managed by NYCHA, and the workforce will remain public.

By Voting for the Trust Model, Bronx River Addition Will Shift its Source of Funding to Section 8

- Currently, maintenance and capital improvements at **NYCHA 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.
- Through HUD's **Rental Assistance Demonstration (RAD)** program, the Trust will convert the development to **Project-Based Section 8**, allowing access to additional funds and preserving resident rights.

*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.*



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.

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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.

How to Prepare for Lease Signing Appointments



At lease signing, the following paperwork will be required:

- **Government Issued Photo ID for all household members, 18 and over**
 - **Examples include Driver's License, Non-Driver's License, Permit, Passport**
- **Social Security Card for all household members**
- **Birth Certificates for all household members**



There may be additional required documents or documents possibly not in your resident file necessary to process your lease signing.

- **If this is the case, we will let you know at least 2 weeks in advance of your scheduled appointment.**
- **Pet and/or Washing Machine registration documents**
- **Reasonable Accommodation requests and supporting documents**

Important Information About Your Trust Lease

- **By signing this new lease:**
 - You ensure that your apartment will remain affordable to your household by participating in the Project-Based Section 8 Program.
 - You agree to complete forms requested by the Trust or NYCHA - now, and in the future.
 - Your rights and protections will remain consistent with those of public housing residents.
- **If you do not sign the Trust lease and required riders, you will not convert to Project-Based Section 8 and will not receive any subsidy.**
- **Termination of Section 8 subsidy will result in termination of the lease and eviction.** This lease will otherwise automatically renew and cannot be terminated without good cause.
- **If you are a Non-Public Housing Over Income Household, you can still sign a lease but will not participate in the Section 8 program. You will sign a Trust lease only after your current NPHOI lease expires.**

Resources

To learn more about
resident rights and protections under
the Trust program, visit
www.preservationtrust.org

If you have questions about the Trust
lease,
you can call the
Legal Aid Society at
212-298-3450

FIFTH AVENUE BUILDERS (FAB)

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



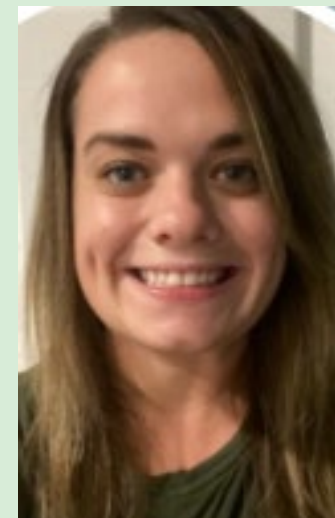
**CHRISTINA
LAPIERRE**
Co-Lead
Fifth
Avenue
Builders



**BEN
KORNFEIND**
Co-Lead
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**CHRISTA
WARING**
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Architect
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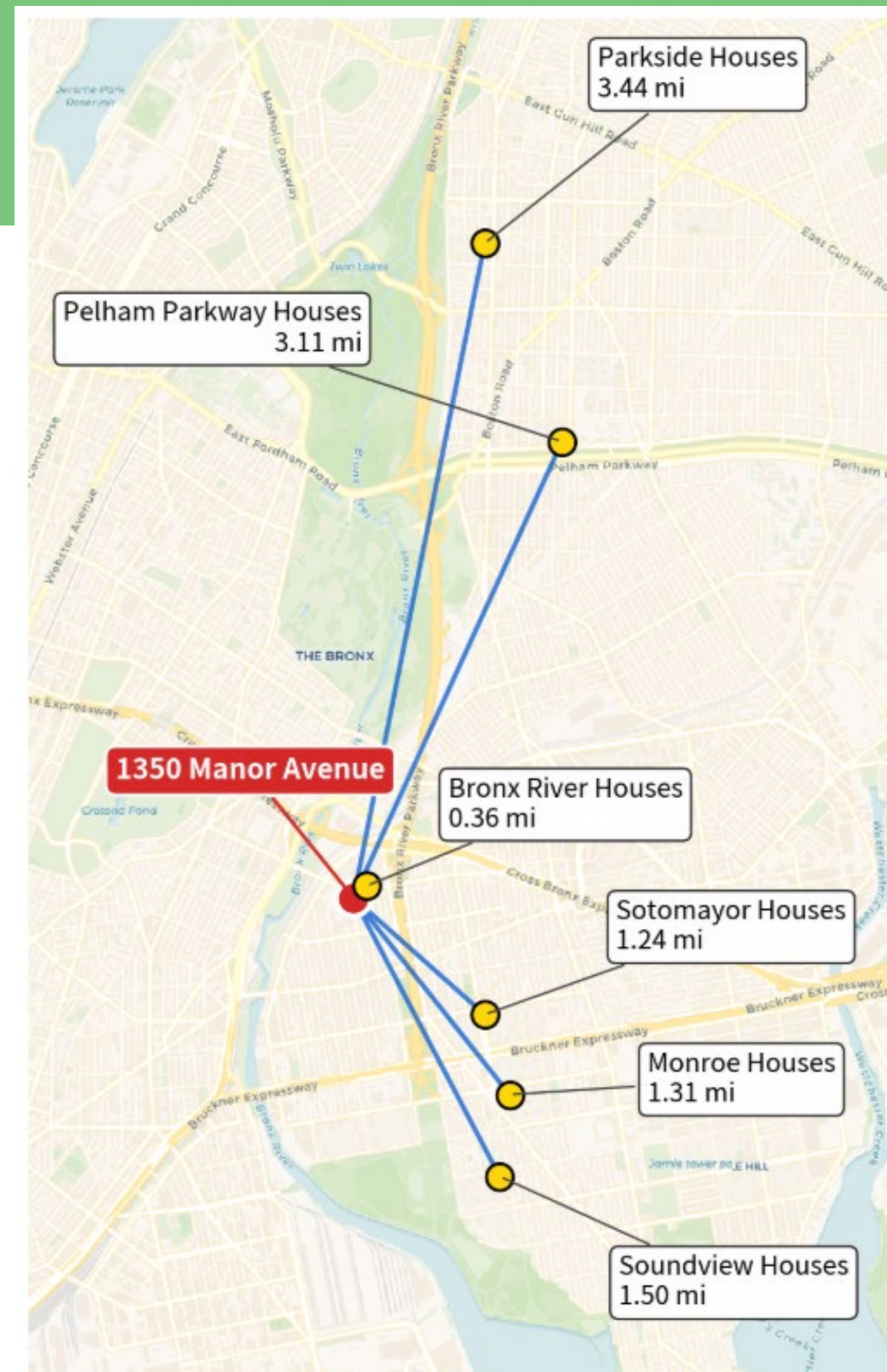
**CAITLIN
COLEMAN**
Community
Engagement
& Relocation
HOU



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

RELOCATION UNITS

- The Trust is providing residents with the opportunity to rank their preferences for temporary housing at six developments:
 - **Bronx River Houses**
 - **Sotomayor Houses**
 - **Monroe Houses**
 - **Soundview Houses**
 - **Pelham Parkway Houses**
 - **Parkside Houses**
- You will be able to view up to three units.
- Please note that once you view and decline a unit, it will no longer be available for selection.
- Please fill out a relocation preference survey today!



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.
- Congratulations to our Resident Members!
 1. Leon Roca Laura
 2. Ramonita Bonilla
 3. Hector Alvira
 4. Jose ZumbaAlternate: Gustavo Hernandez
- First Meeting will be held in late June/early July
- Meeting info and minutes will be posted on our website:
www.bronxrivertrust.com



OUR MODEL UNIT IS OPEN FOR TOURS

- The Model Unit (1350 Manor Avenue, Apt. #2F) is open!
- Over 60 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.



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



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

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.



Rendering subject to SHPO and NPS approval

Credit: CTA Architects P.C.

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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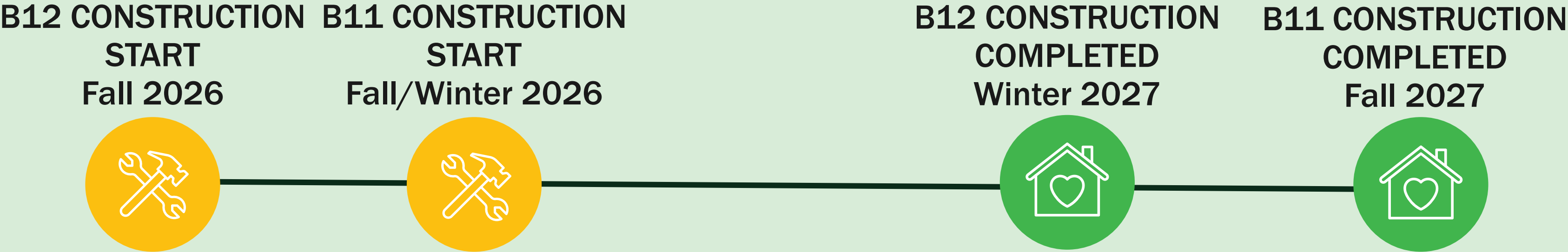


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PROJECT / CONSTRUCTION TIMELINE



ENGAGEMENT & RELOCATION TIMELINES



Community Engagement

BUILDING 11

Full-time office hours
started January 2026

Event planning,
assessments, tours

Relocation
Assessments started in
March 2026

Relocation Starts
November 2026



FAB Engagement Office
1350 Manor Ave., Apartment 3J

Move-backs start in Summer 2027

YOUR FAB RESIDENT ENGAGEMENT TEAM!



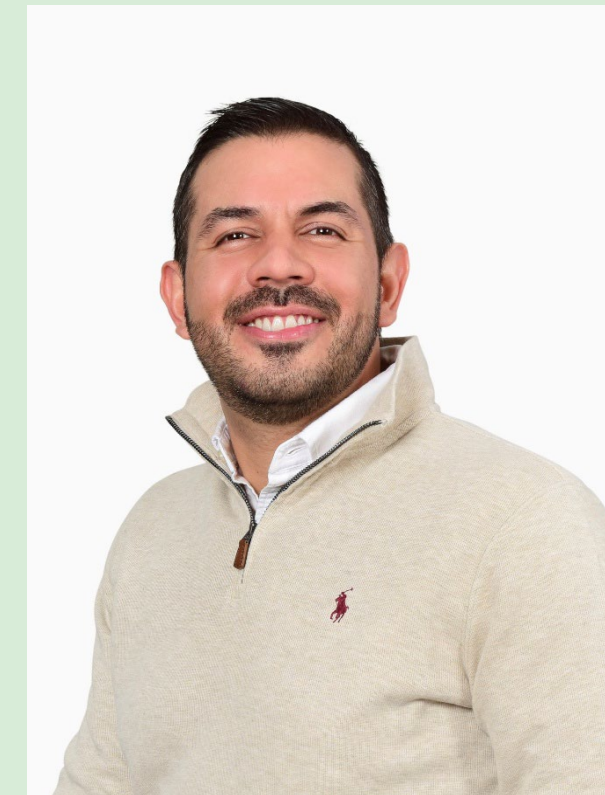
Caitlin Coleman
Project Manager



Nashae Barnes
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 1,000 interactions with our Bronx River Addition residents!



Visit us at 1350 Manor Avenue, Apt. 3J



Call us at (917) 383-2258



Email us at bronxriveraddition@housingopportunities.com

WHAT'S NEXT? SUMMER 2026

- Sign your S8 lease.
- Fill out a survey on preferred relocation apartment locations.
- Relocation apartment tours may start in August and September.
- Thank you for attending our Sundae Social event!
- **Spring Into Summer Wellness Fair**
Friday, July 10, from 11am to 4pm
1350 Manor Avenue Courtyard
- **Bronx River Family Day!**
Saturday, July 25



QUESTION AND ANSWER SESSION

