

BRONX RIVER ADDITION

PROJECT UPDATE
August 27, 2026

**FIFTH AVENUE
BUILDERS (FAB)**



Credit: CTA Architects P.C.



New York City
Public Housing
Preservation Trust



FIFTH AVENUE BUILDERS

AGENDA



- 1. Welcome & Recap from The Trust**
- 2. Relocation Units**
- 3. New Building Renderings**
- 4. Community Council**
- 5. Work Scope**
- 6. Updated Timelines & What's Next**
- 7. 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. The Trust will be onboarding a new Social Service Provider at Bronx River Addition.

- 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.**

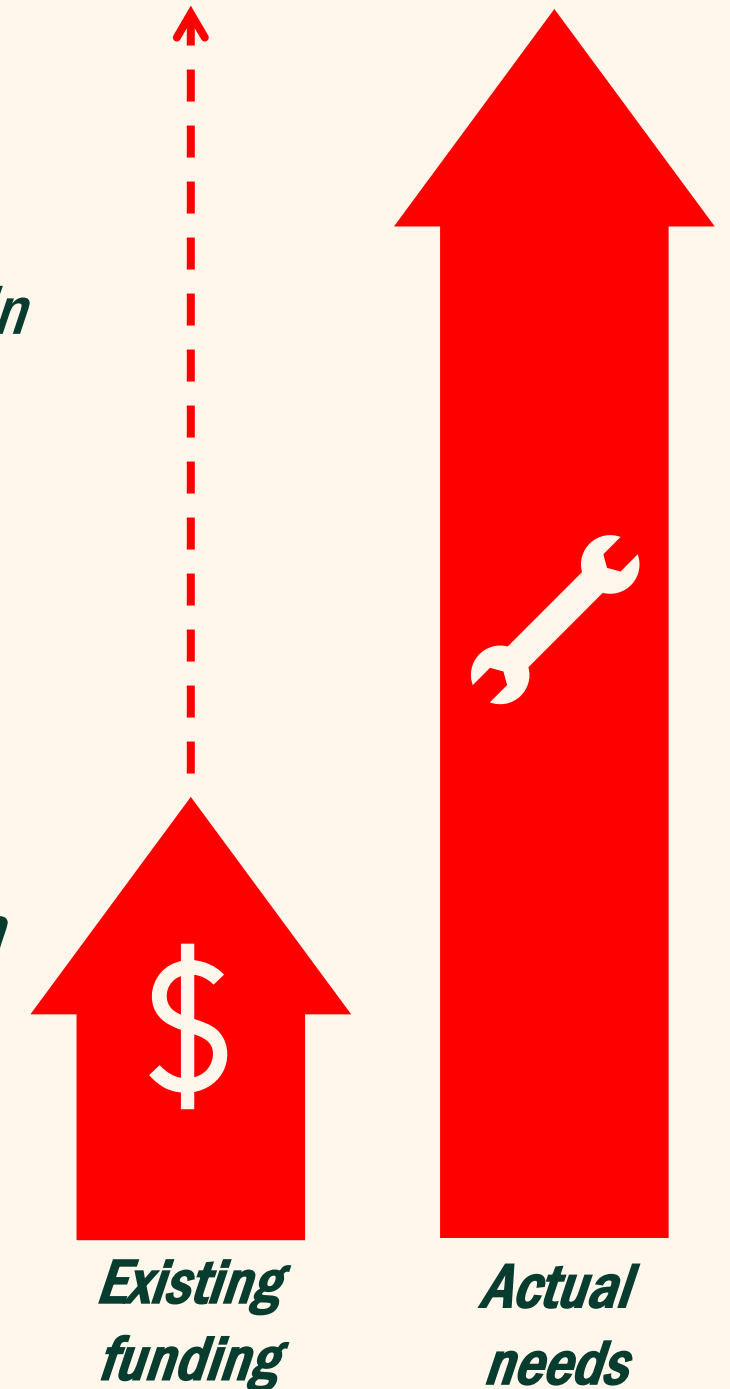
Properties will continue to be publicly owned and managed by NYCHA, and the workforce will remain public.

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.*



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.

THANK YOU FOR SIGNING YOUR TRUST LEASES!

**Thank you for all
signing your leases!**

**We could not have
done this without
you.**



FIFTH AVENUE BUILDERS (FAB)

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



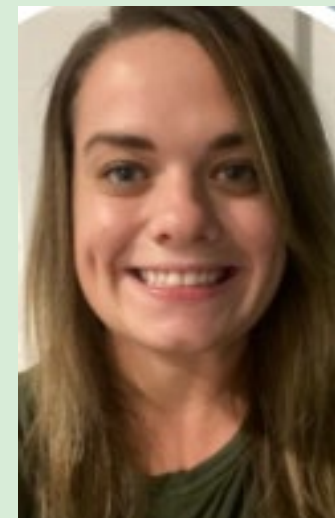
**CHRISTINA
LAPIERRE**
Co-Lead
Fifth
Avenue
Builders



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



**CHRISTA
WARING**
Lead
Architect
CTA



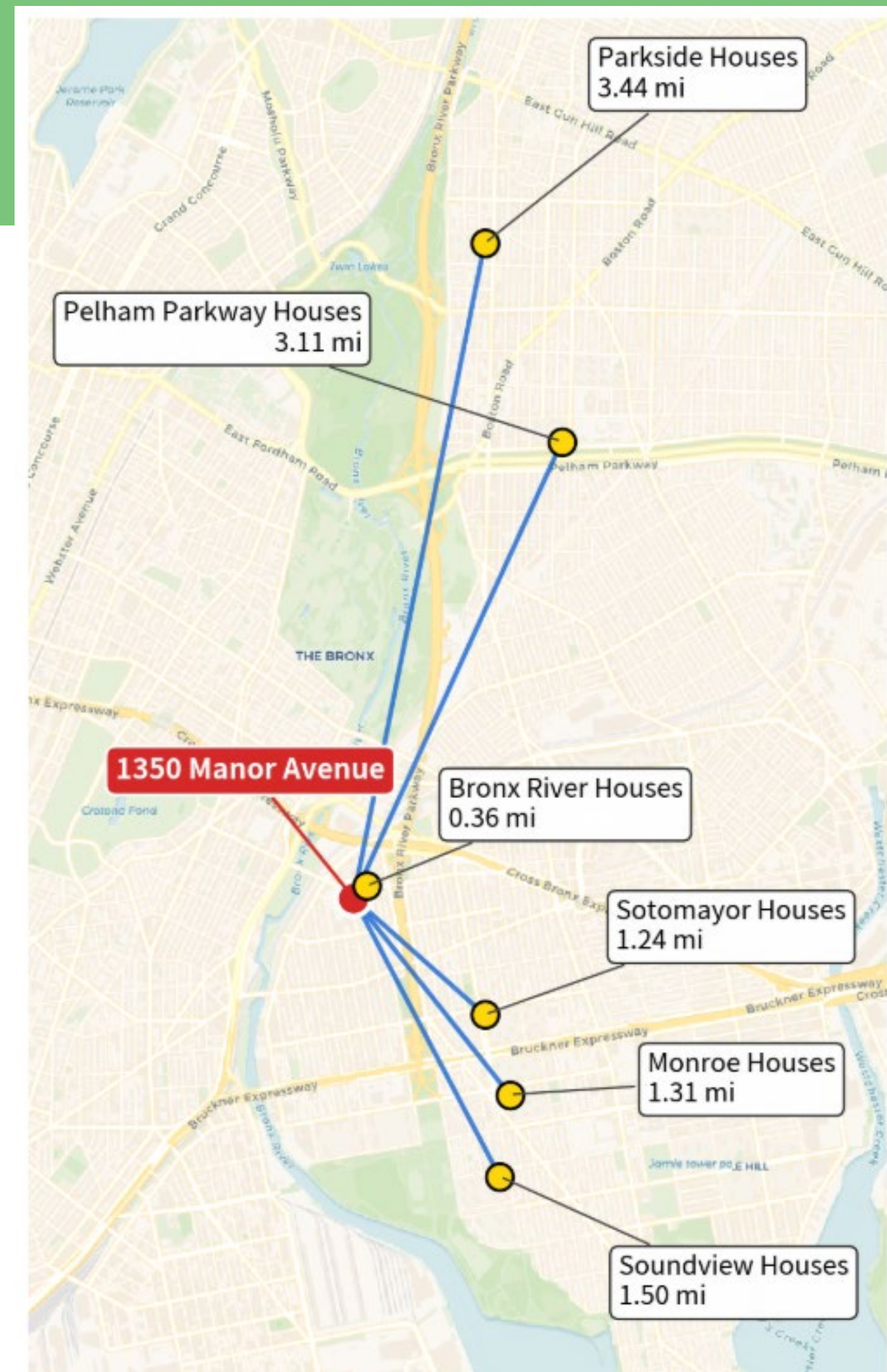
**CAITLIN
COLEMAN**
Community
Engagement
& Relocation
HOU



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

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 at the engagement office: **1350 Manor Avenue, Apt. 3J**







Credit: CTA Architects P. C.









Credit: CTA Architects P.C.





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.

Our Resident Members:

1. Leon Roca Laura
 2. Ramonita Bonilla
 3. Hector Alvira
 4. Jose Zumba
- First Meeting was held July 16.
 - Interest in learning about security and plan for mgmt. under the Trust.
 - Next Meeting to be held on October 22.



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



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.



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

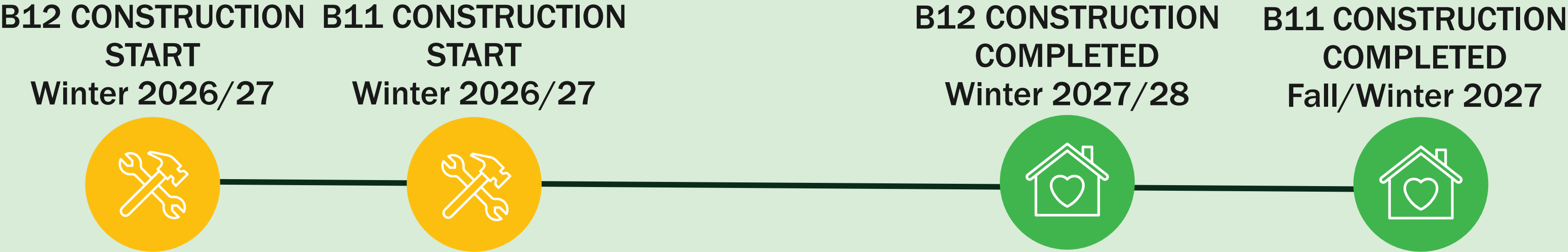
New individually controlled heating and cooling units

New awning windows easily open and close



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

PROJECT / CONSTRUCTION TIMELINE



ENGAGEMENT & RELOCATION TIMELINES



Community Engagement

Full-time office hours
started January 2026



FAB Engagement Office
1350 Manor Ave., Apartment 3J

Event planning,
assessments, tours



BUILDING 11

Relocation
Assessments started in
March 2026



Move-backs start in Fall/Winter 2027

Relocation Starts
March 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 nearly 1,500 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/FALL 2026

- Relocation apartment tours may start in September.
- We will begin using the ground-floor Community Room for events!
- Thank you for attending our Paint & Snack event!
- Please look out for TA Food Pantry each month.
- “A Farewell to Summer” FAB Sundae Social on September 4th.
- Welcome Autumn Bingo! on September 24th.



QUESTION AND ANSWER SESSION

