

FULTON & ELLIOTT- CHELSEA HOUSES



NEW YORK CITY
HOUSING
AUTHORITY

 ESSENCE
DEVELOPMENT

 RELATED

COMMUNITY
CENTER

TIMELINE



April 2021

The working group with NYCHA agreed to release an RFP which included a plan to rehab 100% of the units with residents-in-place, and the designated developer would be allowed to build up to six infill mixed-income residential developments to raise additional funds for the renovation budget.

February 2022

In-depth resident engagement begins. The development team worked in partnership with NYCHA and residents to complete building and unit inspections and obtained feedback through the monthly campus-wide meetings and bi-weekly Design & Construction, Management & Security, and Community & Resident Engagement Committee meetings

March - May 2023

Tours and Town Halls

Over a 60-day period, Essence and NYCHA held 35 information sessions, canvassed thousands of residents, and distributed informational packets to every apartment within the developments to inform the community of the selection process and the three options up for consideration.



Working Group, RFP, and Due Diligence Processes

2019

Fulton & Elliott - Chelsea Residents Formed a Working Group with NYCHA and Local Electeds



December 2021

Essence/Related selected by Residents Essence Development in partnership with the Related Companies were selected by the residents group to the development partner of Fulton, Elliott-Chelsea Houses.



Build First exploration began

October 2022

Tenant Association Boards and resident feedback from HOU Household Assessments request an option for new buildings. Development team explores feasibility and works with TAs to form an option

February 2023

Tenant Association Presidents met with local electeds to inform them of their desire to begin a resident selection process which would include an option for new buildings. Residents 18+ who were listed on the lease were able to make their selection from March 20th until May 20th. The selection process was overseen and audited by CHPC.

June 2023

Announcement of Resident Selection to Build First

Chelsea NYCHA Working Group

Established in October 2019 to research, evaluate, and make recommendations to address the capital needs of the four Chelsea neighborhood developments - Chelsea, Chelsea Addition, Elliott, and Fulton.

The Working Group included 36 residents, elected officials, non-profit organizations and advocates, local partners, Office of the Mayor, and NYCHA. The Working Group, and various subcommittees, met weekly through to April 2021.

Three overarching goals were established:

- Address the Chelsea, Chelsea Addition, Elliott, and Fulton capital needs of today and into the future;
- Safeguard existing public housing resident rights and fill in existing gaps, ensuring additional resident protections before, during, and after renovation; and
- Establish clear, consistent, and accountable resident engagement throughout the renovation process and beyond.



Resident Rights And Protections

- Residents will continue to pay 30% of their adjusted gross household income towards rent
- Residents will continue to have the right to organize
- Resident associations will continue to receive funding after conversion
- All residents will have the right to renew their lease
- No one will be re-screened before signing a new lease
- Residents will be able to add relatives onto their lease
- All household members will continue to have succession rights
- Residents will be able to have grievance hearings
- Residents will have the right to apply for job opportunities associated with the project



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

Resident Committee Groups



Design & Construction



Property Management & Security



Resident Resources & Community Engagement

Resident Committees:

- Advise the Development Team on resident needs and wants
- Participate in conversations that will drive plans for the future of Fulton & Elliott-Chelsea
- Meet with consultants and experts on the areas related to each working group topic

Time Commitment:

Approximately 2 meetings per month, 1 hour each, over the course of 3-4 months

FULTON/ELLIOTT-CHELSEA RESIDENT WORKING GROUP APPLICATION

The Essence/Related Development team is looking to form three resident working groups to help drive the planning process for the rehabilitation of Fulton, Elliott, Chelsea, & Chelsea Addition Houses.

Please complete this application and return it to your property management office or you can email it to fec@essencedev.com. The application deadline is: **June 30, 2022**

YOUR CONTACT INFORMATION

NAME (FIRST & LAST):

DEVELOPMENT:

ADDRESS:

PHONE NUMBER:

EMAIL:

There will be three resident working groups that will focus on different planning aspects for the developments.

Please identify below which group you are most interested in joining.

- DESIGN & CONSTRUCTION
- PROPERTY MANAGEMENT & SECURITY
- RESIDENT RESOURCES & COMMUNITY ENGAGEMENT

The success of the Resident Working Groups relies on the continued participation and involvement of its members and thus requires a serious time commitment. Will you be able to dedicate at least 10-15 hours each month to the Resident Working Group starting in July 2022 through March 2023? YES NO

Are you a member of your development's resident association? YES NO

Have you attended a resident association meeting in the past? YES NO

Have you attended an Essence/Related Developer Introduction Meeting? YES NO

How long have you been a NYCHA resident?

How long have you lived in your development?

Please add 1 page to this application to answer these questions, or include the answers in the body of your email.

1. What do you love most about your apartment, your building, your development, and your community? What needs to be improved?
2. Why do you want to be a member of your chosen Resident Working Group (Design & Construction, Property Management & Security, or Resident Resources & Community Engagement)?
3. What skills, knowledge, and experience would you bring to your chosen Resident Working Group?

If you have any additional information you would like to share with us, including a request for reasonable accommodation, please let us know. Please send any questions to fec@essencedev.com



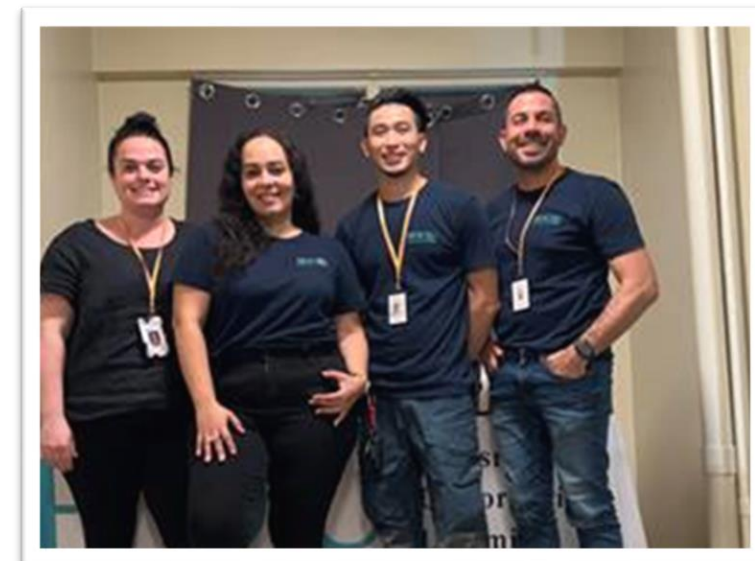
Resident Liaison



- Household Assessments
- Resident Liaison
- Relocation Coordination
- Office Hours
 - Fulton M-F 10am-4pm
 - Elliott-Chelsea T-Th 10am-4pm
 - Or meetings by appointment, call:
718-775-3712

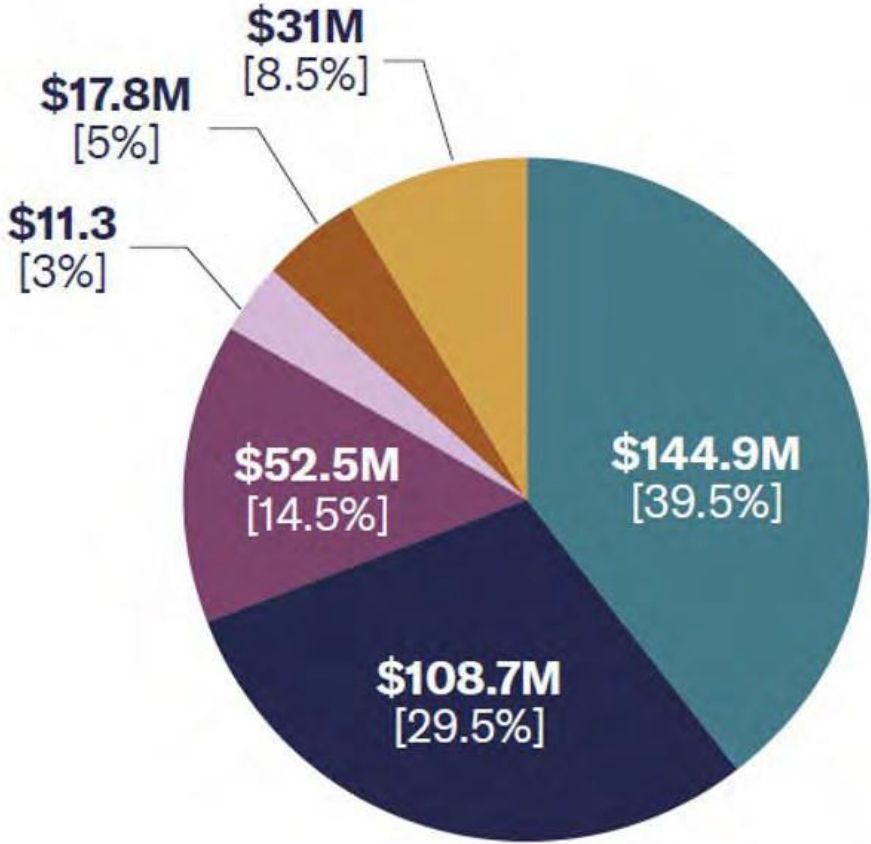
Housing Opportunities Unlimited (HOU) works in a diverse range of affordable and mixed income public and subsidized housing and specializes in assisting tenants and residents that are in transition due to major renovation projects in their communities.

HOU's mission is to ensure that residents are treated fairly and experience minimum physical and emotional stress during the renovation process, while also ensuring that projects are completed in a timely and efficient manner.



THE ESSENCE/RELATED RFP RESPONSE IS GROUNDED IN THE PRIORITIES OF THE CHELSEA WORKING GROUP

Capital Needs Overview



Capital Repair Need:
Estimated \$366 MILLION*

- Key
- Apartments [Kitchen, Bathroom, Floors]
 - Architectural [Exterior, Roofing, Common Areas]
 - Systems [Mechanical, Electrical, Plumbing]
 - Site + Grounds
 - Additional Heating Needs [Net Of 5-Year PNA]
 - Inflation + Other Costs**

*Based on 2017 Physical Needs Assessment
 ** Inflation cost since 2017 [3% Annually] + Retiring Outstanding Debt/LIHTC

RFP RESPONSE PRIORITIZED ADDRESSING 20-YEAR CAPITAL NEEDS IDENTIFIED BY THE WORKING GROUP AND MINIMIZING RESIDENT DISRUPTION

BUILDINGS



Comprehensive façade improvement



Replace windows and installation of new A/C units



New roofing and elevators



Upgrade heating/cooling, ventilation, plumbing, emergency power systems



Incorporated flood mitigation measures



Address lead, asbestos, and mold concerns



ADA modifications

APARTMENTS



New flooring, lighting, window treatments throughout



New kitchen cabinets, counter tops, appliances



New bathroom vanities, tub/showers, mirrors



New plumbing fixtures and faucets



Repairs, repainting, and insulation of walls

COMMON AREAS



Update amenities spaces



Redesign entrances and lobbies



Expand Hudson Guild community center with new gym and auditorium



Comprehensive landscaping and site improvements



Collaborations with organizations such as Sandbox (STEAM-focused innovation lab)

THOROUGH ON-SITE INVESTIGATIONS WERE CONDUCTED OVER THE COURSE OF 5 MONTHS AS PART OF PRE-DESIGN DUE DILIGENCE

What we observed

PLUMBING



ELECTRICAL



GAS



ELEVATOR



Other unique site conditions: Single-cab elevators, Lead based paint, Asbestos disturbed by plumbing and electrical work

What it means

21 DAYS TO ABATE LEAD & ASBESTOS

50% of households relocated to vacant units on-site

50% to nearby hotels with meal vouchers

30+ DAYS TENANT-IN-PLACE PLUMBING, ELECTRICAL, INTERIOR RENOVATIONS

12+ WEEKS SHUTDOWN PER ELEVATOR FOR MODERNIZATION

16+ WEEKS TO RESTORE GAS SERVICE

CURRENT LIVING CONDITIONS



CURRENT LIVING CONDITIONS



HARD COST BUDGET AT DESIGNATION VS. TODAY

Designation – Nov 2021

Provided 20-yr of useful life for the assets

\$487m

\$236K per DU
(incl. Contingency)

After Investigations – Oct 2022

Provides 20-yr of useful life for the assets

\$1,144m

\$556K per DU
(incl. Contingency)

Mechanical

Replace central steam heating system with new gas fired fan coil unit system

Market pricing 2x, +\$78m

Electrical

Limited to replacement of light fixtures and replacement in-kind of apartment panels

Market pricing on base scope 20% higher, +\$9m

Risers, base building switchgear and apartment distribution added +\$135m

Plumbing

Limited to replacement of plumbing fixtures and horizontal branch piping

Market pricing on base scope 2x, +\$67m

Sanitary and vent stacks, and Fulton low-rise gas service line replacement added +\$55m

Façade

Proposed interior insulation change to metal and solar panel re-clad as a condition for designation

Market pricing 2x, +\$61m clad & +\$25m FISP and roof

Environmental

Assumed no ACM disturbance or lead abatement

Vertical stack replacement and core drilling for new electrical risers triggering ACM abatement +\$70m

Lead abatement in 15% of units added +\$25m

Resident Disruption

Tenant-in-place (i.e., vacant units will be made into temporary day spaces)

21-30 days out +\$13m, ~\$6,500 per HH

Uncertain duration of gas service shut-off in Fulton low-rises

COMPARISON OF OPTIONS

Option #1 A

With Rezoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 6 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~35,000 SF of new community facilities at EC and more than ~20,000 SF at Fulton (program to have resident input)
- New grocery store at both Elliott-Chelsea and Fulton campuses
- No groundfloor units
- Groundfloor retail at both campuses
- Over ~100,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

Option #1 B

Within Current Zoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 8 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~55,000 SF of new community facilities at EC and more than ~35,000 SF at Fulton (program to have resident input)
- New grocery store at Fulton campus
- No groundfloor units
- Groundfloor retail at Fulton campus
- Over ~60,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

Option #2

Rehabilitation

- Completion renovation of 100% of the 2,056 units
- Resident will be required to right-size based on HUD's RAD requirements
- All tenants will be relocated out of their units into temp housing for at least 21 – 30 days.
- Construction of one new residential building, in-which 100% of the units will be lotteried
- 100% of the building elevators will be replaced, but not enlarged
- All in-unit heating systems will be updated with fan-coils
- New A/C units will be purchased
- All lead and asbestos will be remediated
- New windows
- New building access controls
- 100% of the building's major systems will be upgraded
- 100% of the units will receive new kitchens, bathrooms and floors
- Outdoor open space upgrades and new retail at Fulton campus

RESIDENT SELECTION PROCESS

To be eligible to make a selection, you must confirm:

1. You are a named lessee on an apartment located at Fulton or Elliott, Chelsea, or Chelsea Addition and;
2. You are at least 18 years old

Ways to Submit your Selection

- Scan the QR code to the right to submit your electronic ballot
- Contact HOU to receive a paper ballot at (718) 775-3712



Confidential

Fulton and Elliott-Chelsea Resident Selection

Thank you for taking the time to attend the meeting to hear about options and the resident-led selection process for the Fulton and Elliott-Chelsea PACT program. We appreciate you taking the time to make a selection for the future direction of the project. All responses must be submitted by May 20, 2023.

The selection process is being overseen and audited by Citizens Housing and Planning Council (CHPC). For more information on CHPC, visit www.chpcny.org. If you have any questions, please do not hesitate to call the team at 917-601-7220 or email us at fec@essencedev.com.

To be eligible to make a selection, you must confirm:

1. You are a named lessee on an apartment located at Fulton or Elliott-Chelsea Houses; and;
2. You are at least 18 years old

Contact Information

First Name	
Last Name	
Address	
Apartment #	
Email Address	
Phone Number	

I hereby certify that the above information is true and accurate.

_____ (sign here) _____ (date)

The process I select as my preferred choice for moving forward with the Fulton and Elliott-Chelsea PACT program is the following (*choose 1*):

1. New Construction/Full Replacement of existing units (*Select one of the below*)

Both new construction options include minimal temporary off-site relocation of residents in Chelsea Addition (436 West 27th Dr) and Fulton 11 (401 West 19th St and 419 West 19th St).

1A. New Construction with Rezoning – Targeted 5- Year Construction Timeline

1B. New Construction within Existing Zoning – Targeted 6 to 8-Year Construction Timeline

- OR -

2. Rehabilitation of existing units

Citizens Housing and Planning Council (CHPC) is overseeing and auditing the survey process and results. For more information on CHPC, visit www.chpcny.org

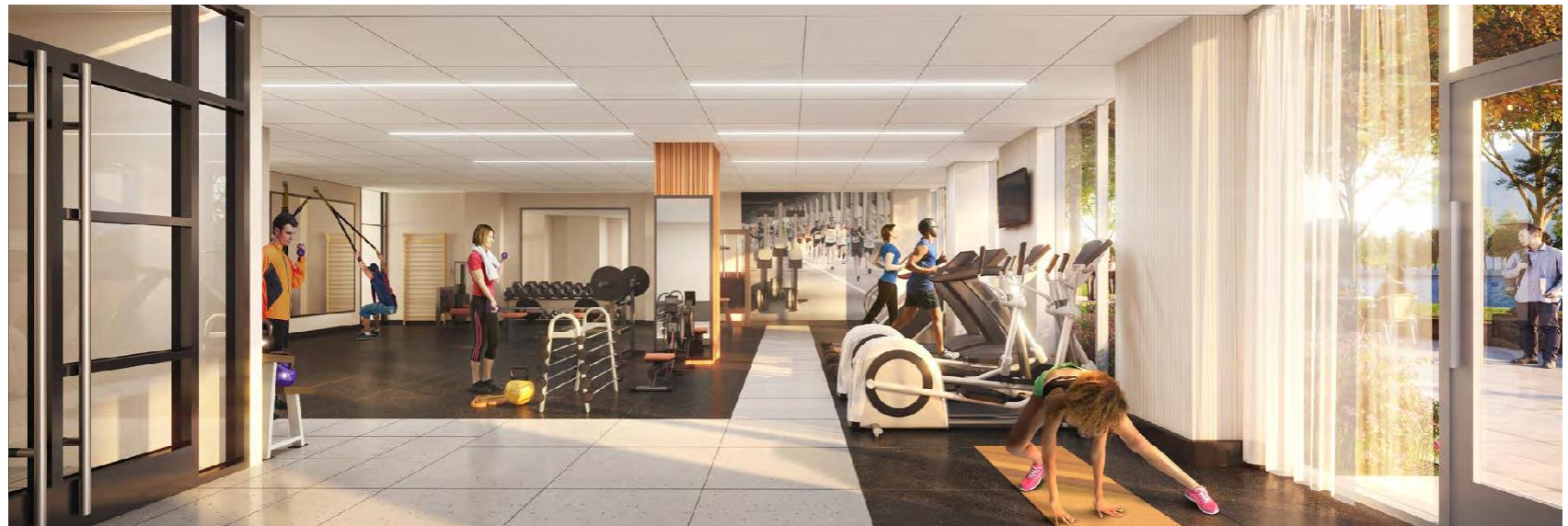
HUNTERS POINT SOUTH

1-55 Borden Ave, Queens, NY 11101



RIVERWALK PARK

460 Main St, New York, NY 10044



OPTION #1A

NEW CONSTRUCTION

With Rezoning - Targeted 5-Year Construction Timeline

Phase 1 Move-in: 3 Years

Phase 2 Move-in: 5-6 Years

Option 1A - Targeted 5-Year New Build

With Rezoning

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 6 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
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- No groundfloor units
- Groundfloor retail at both campuses
- Over ~100,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

FAMILIES WITH LEAK & MOLD WORK ORDERS AND WITHOUT PERMANENT SINKS WILL RECEIVE REPAIR INTERVENTION IN 2023

30%

**OF FAMILIES IN
NEW BUILDINGS
IN 3 YEARS**

Remaining

70%

**OF FAMILIES IN
NEW BUILDINGS
IN 6 YEARS**

LAUNDRY

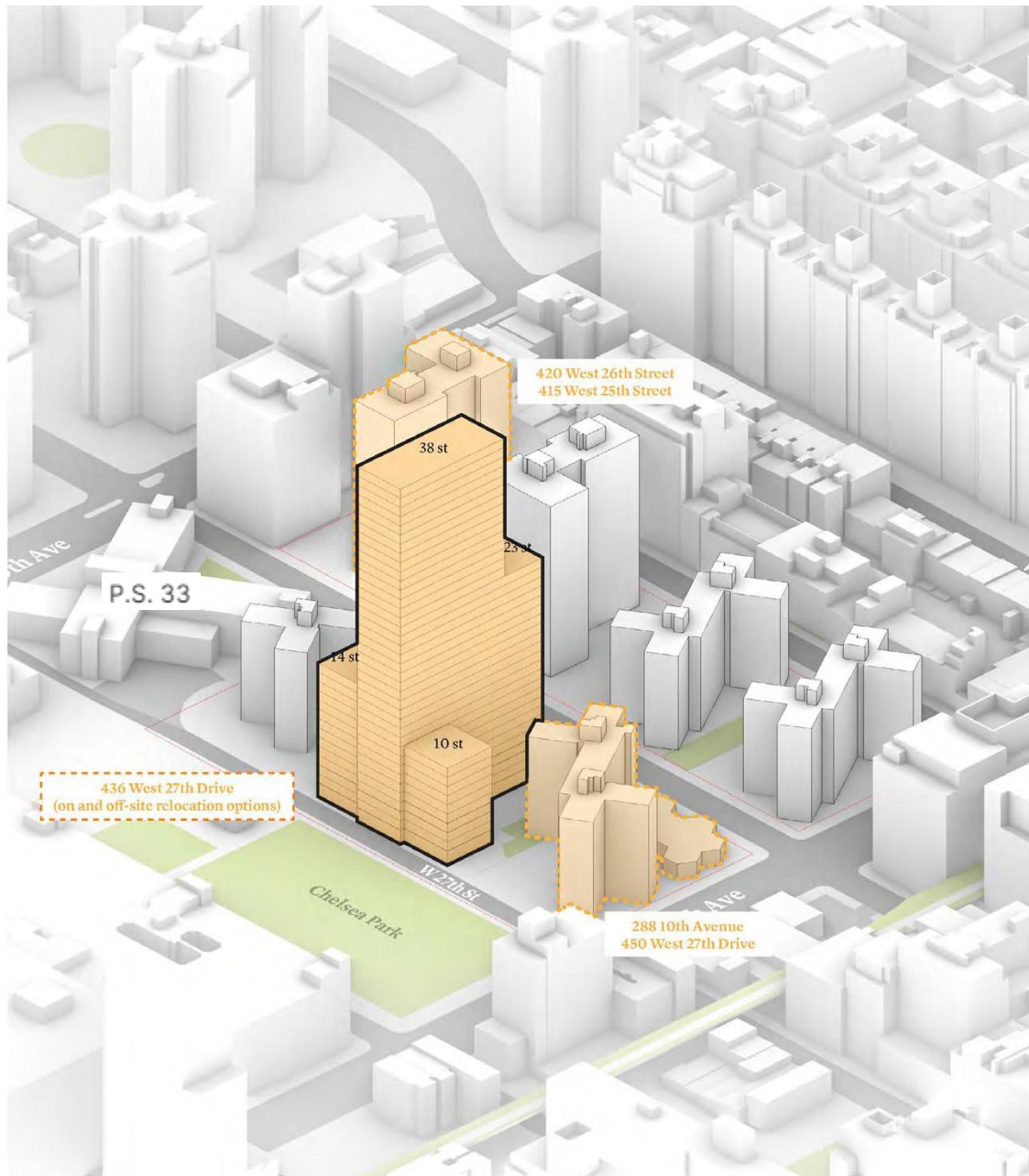
**NEW WASHER AND DRYER
IN EACH UNIT**

~35,000 SF

**OF NEW COMMUNITY
FACILITIES**

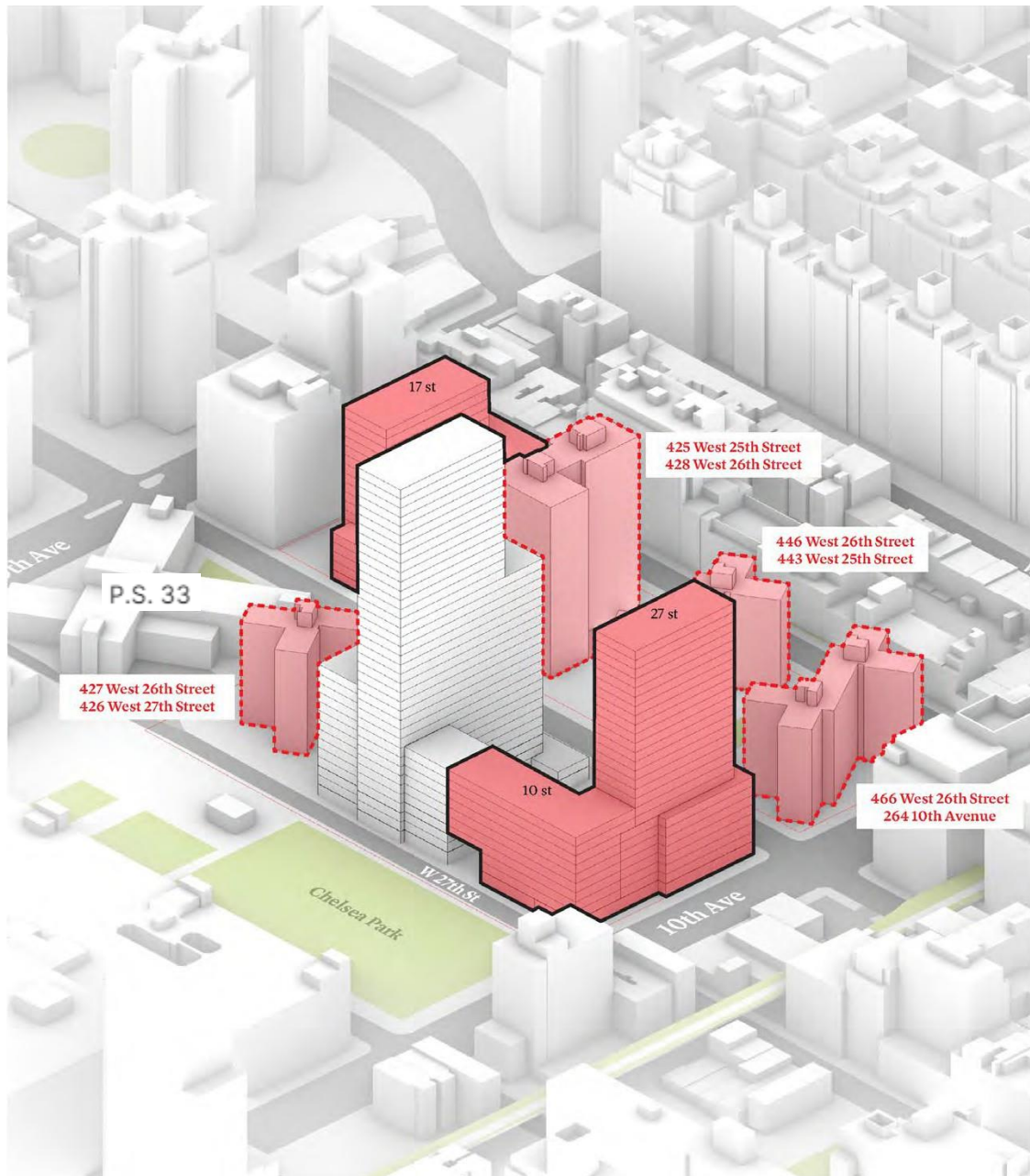
**ESTIMATED 11 NEW MIXED INCOME, SENIOR, AND
SUPPORTIVE HOUSING BUILDINGS TOTALING ~3,500
UNITS WILL BE BUILT ~1,000 AFFORDABLE**

ELLIOTT- CHELSEA | PHASE 1 (built within current zoning after relocation of Chelsea Addition)



Building(s) Replaced	Units	Year Replaced
420 West 26th Street	102	2026
415 West 25th Street	121	2026
288 10th Avenue	83	2026
450 West 27th Drive	79	2026
436 West 27th Drive	96	2026
Cumulative Units Replaced	481	2026

ELLIOTT-CHELSEA | PHASE 2 (built after rezoning is approved)

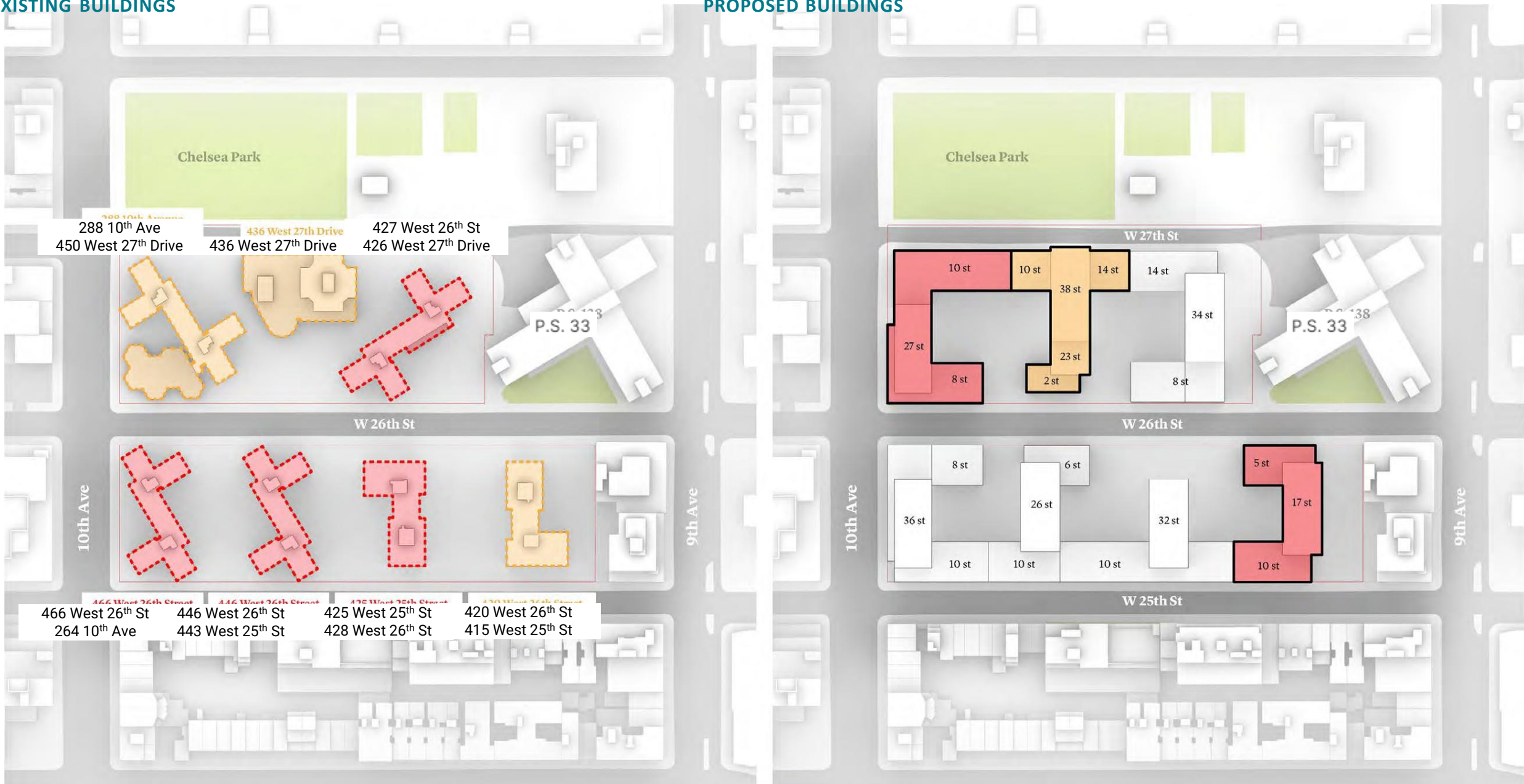


Building(s) Replaced	Units	Year Replaced
425 West 25th Street	102	2028
428 West 26th Street	100	2028
466 West 26th Street	66	2028
264 10th Avenue	76	2028
446 West 26th Street	66	2028
443 West 25th Street	76	2028
427 West 26th Street	74	2028
426 West 27th Drive	71	2028
Cumulative Units Replaced	631	2028

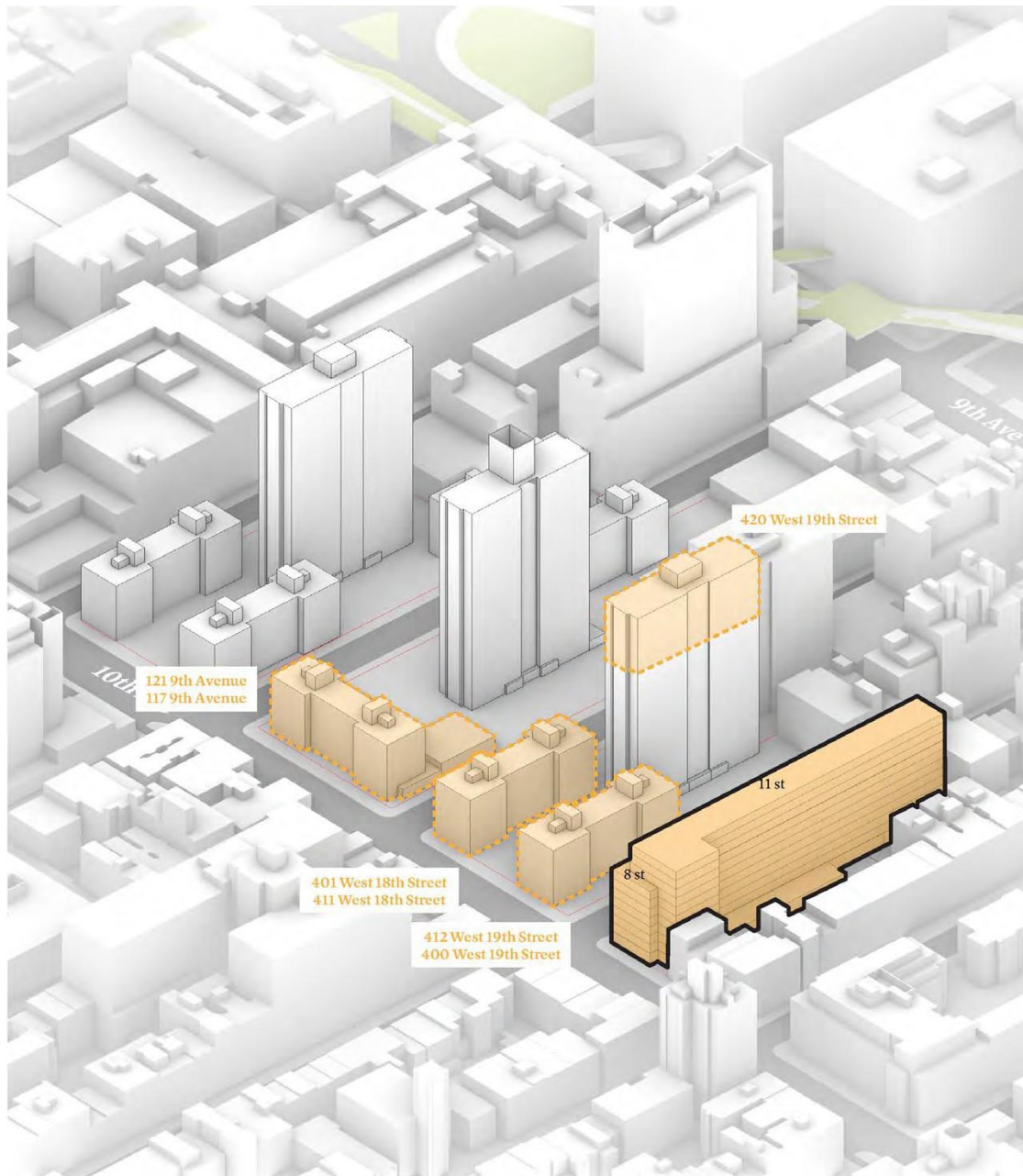
1A ELLIOTT-CHELSEA | REPLACEMENT SUMMARY

EXISTING BUILDINGS

PROPOSED BUILDINGS



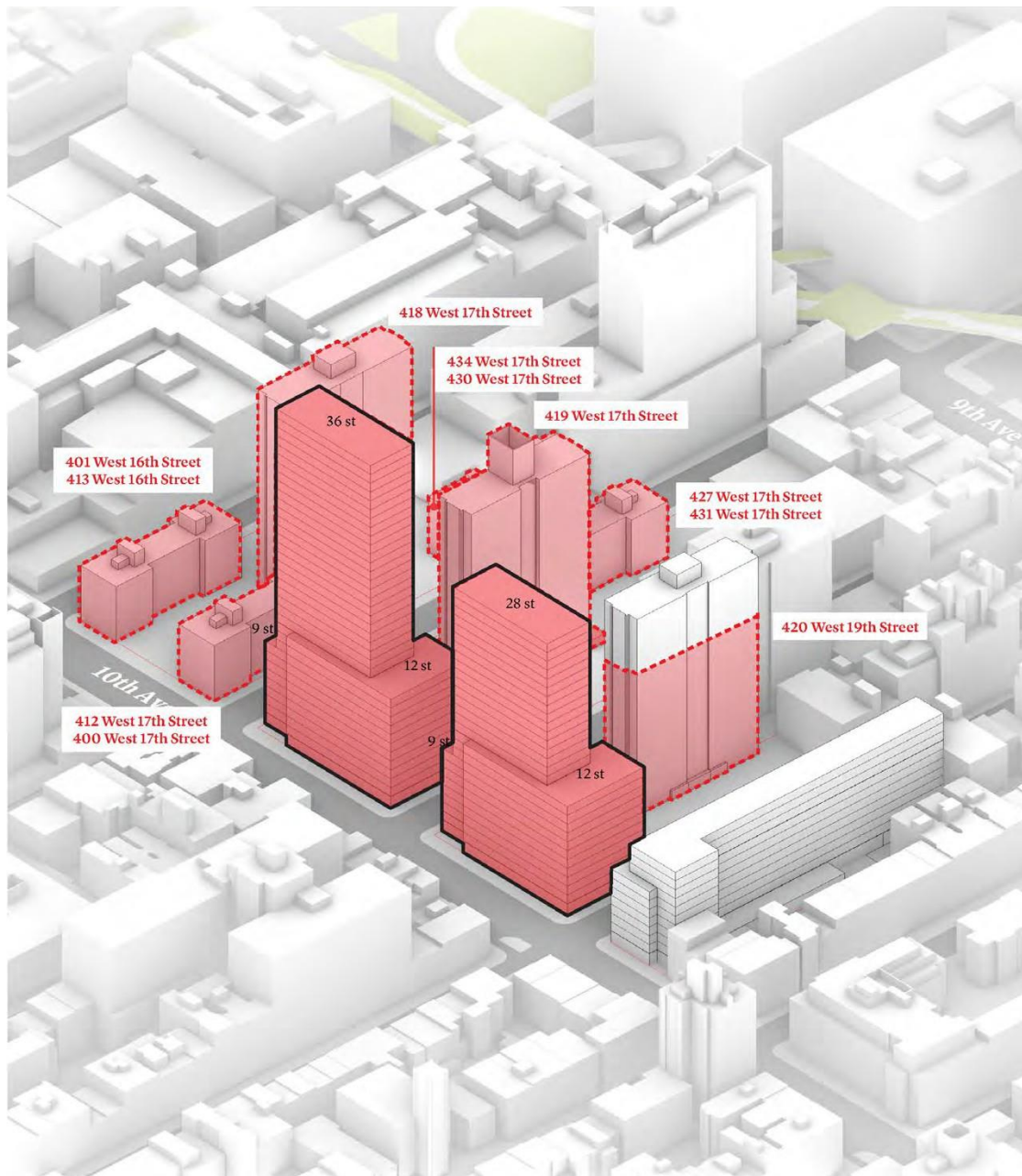
FULTON | PHASE 1 (built within current zoning after relocation of 401/419 West 19th Street)



Building(s) Replaced	Units	Year Replaced
121 9th Avenue	18	2026
117 9th Avenue	18	2026
401 West 18th Street	18	2026
411 West 18th Street	18	2026
412 West 19th Street	18	2026
400 West 19th Street	18	2026
401 West 19th Street	18	2026
419 West 19th Street	18	2026
420 West 19th Street (Partial)	32	2026
Cumulative Units Replaced	176	2026

FULTON | PHASE 2

(built after rezoning is approved)



Building(s) Replaced	Units	Year Replaced
401 West 16th Street	18	2029
413 West 16th Street	18	2029
418 West 17th Street	219	2029
412 West 17th Street	18	2029
400 West 17th Street	18	2029
434 West 17th Street	18	2029
430 West 17th Street	18	2029
427 West 17th Street	18	2029
431 West 17th Street	18	2029
419 West 17th Street	218	2029
420 West 19th Street (remaining)	187	2029
Cumulative Units Replaced	768	2029

FULTON | REPLACEMENT SUMMARY

EXISTING BUILDINGS



PROPOSED BUILDINGS



- Relocated in Phase 1
- Relocated in Phase 2

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years

ULURP Proposal



311 11th Ave
60 st

3 Manhattan West
64 st

507 West Chelsea
37 st

Abington House
36 st

One High Line
36 st

511 W 18th St
22 st

450 W 17th St
24 st

85 10th Ave
11 st

414 W 15th St
25 st

32 st

36 st

34 st

111 8th Ave
16 st

80 8th Ave
20 st

36 st

38 st

32 st

34 st

401 W 25th St
22 st

250 9th Ave
22 st

212 W 18th St
22 st

OPTION #1B

NEW CONSTRUCTION

**Within Existing Zoning – Targeted 6 to
8-Year Construction Timeline**

Phase 1 - 3 Years

Phase 2 - 6 Years

Phase 3 - 8 Years

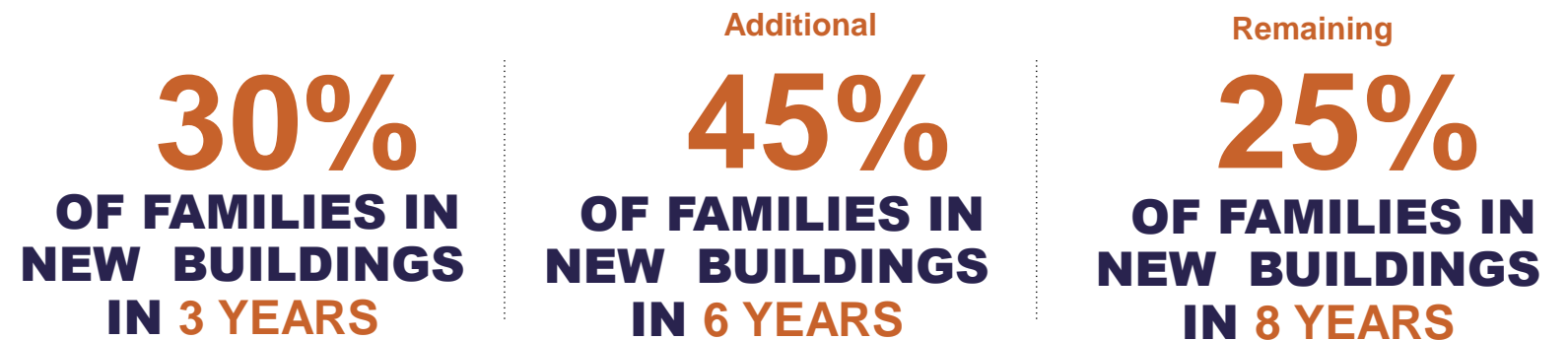
Build within Existing Zoning – Targeted 7 to 8-Year Construction Timeline

Option #1B

7 to 8-Year New Build

- 100% of current residents will receive a new unit within new buildings on the existing campus
- New construction would be completed in approx. 8 years with the first buildings being move-in ready at year 3
- Laundry: New washer and dryer in each unit
- Resident amenities: 5,000-10,000 SF per building that can be programmed into yoga rooms, gym, lounge, children's play space, etc. and 3,000 SF per building of rooftop amenity spaces
- New CareMax facility at both Elliott-Chelsea and Fulton
- Over ~55,000 SF of new community facilities at EC and more than ~35,000 SF at Fulton (program to have resident input)
- New grocery store at Fulton campus
- No groundfloor units
- Groundfloor retail at Fulton campus to help activate the neighborhood
- Over ~60,000 SF of new outdoor space with new playgrounds, basketball courts and seating areas (program to have resident input) at both campuses

FAMILIES WITH LEAK & MOLD WORK ORDERS AND WITHOUT PERMANENT SINKS WILL RECEIVE REPAIR INTERVENTION IN 2023

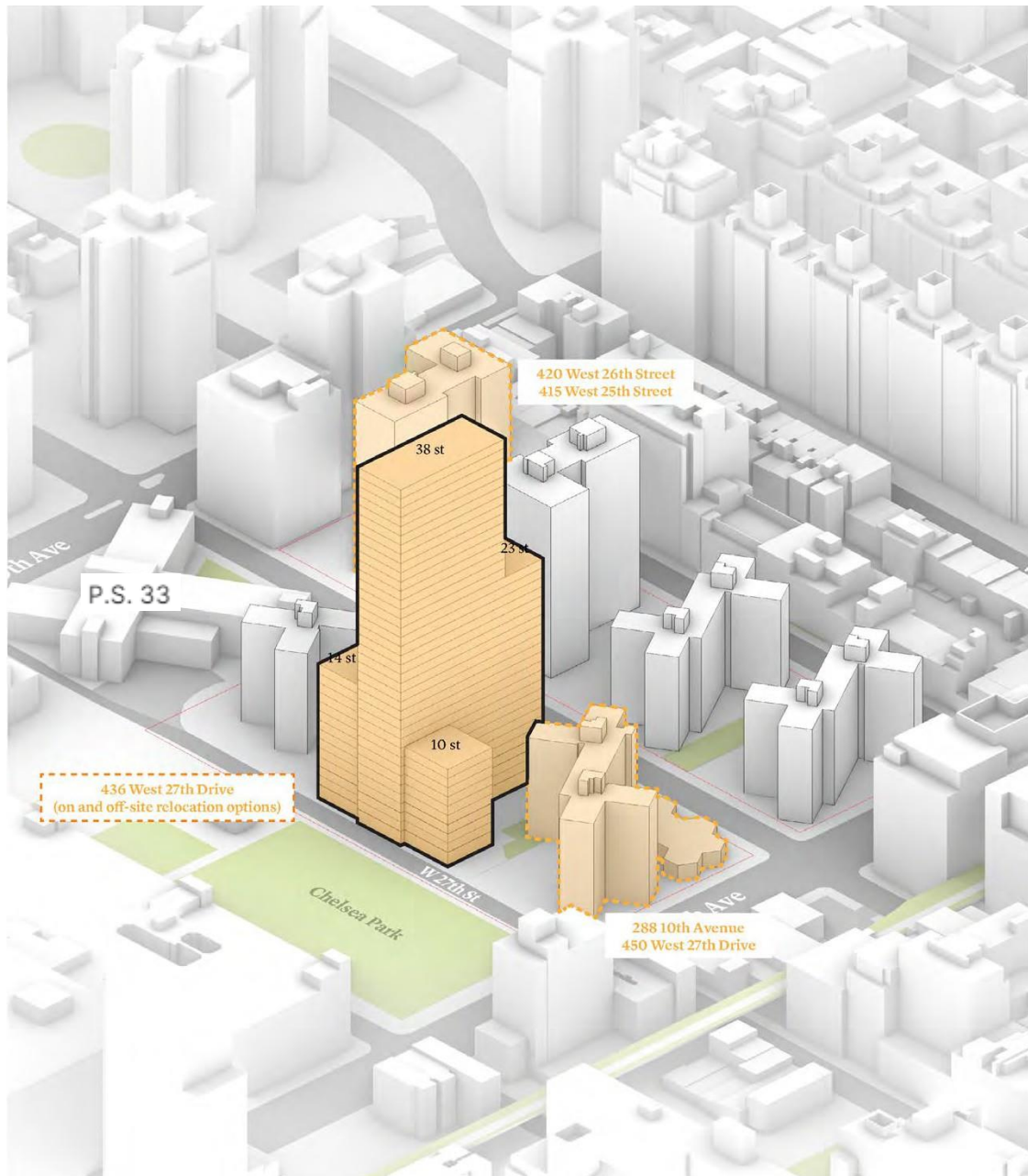


LAUNDRY
NEW WASHER AND DRYER IN EACH UNIT

~55,000 SF
OF NEW COMMUNITY FACILITIES

ESTIMATED 9 NEW MIXED INCOME, SENIOR, AND SUPPORTIVE HOUSING BUILDINGS TOTALING ~1,800 UNITS WILL BE BUILT ~550 AFFORDABLE

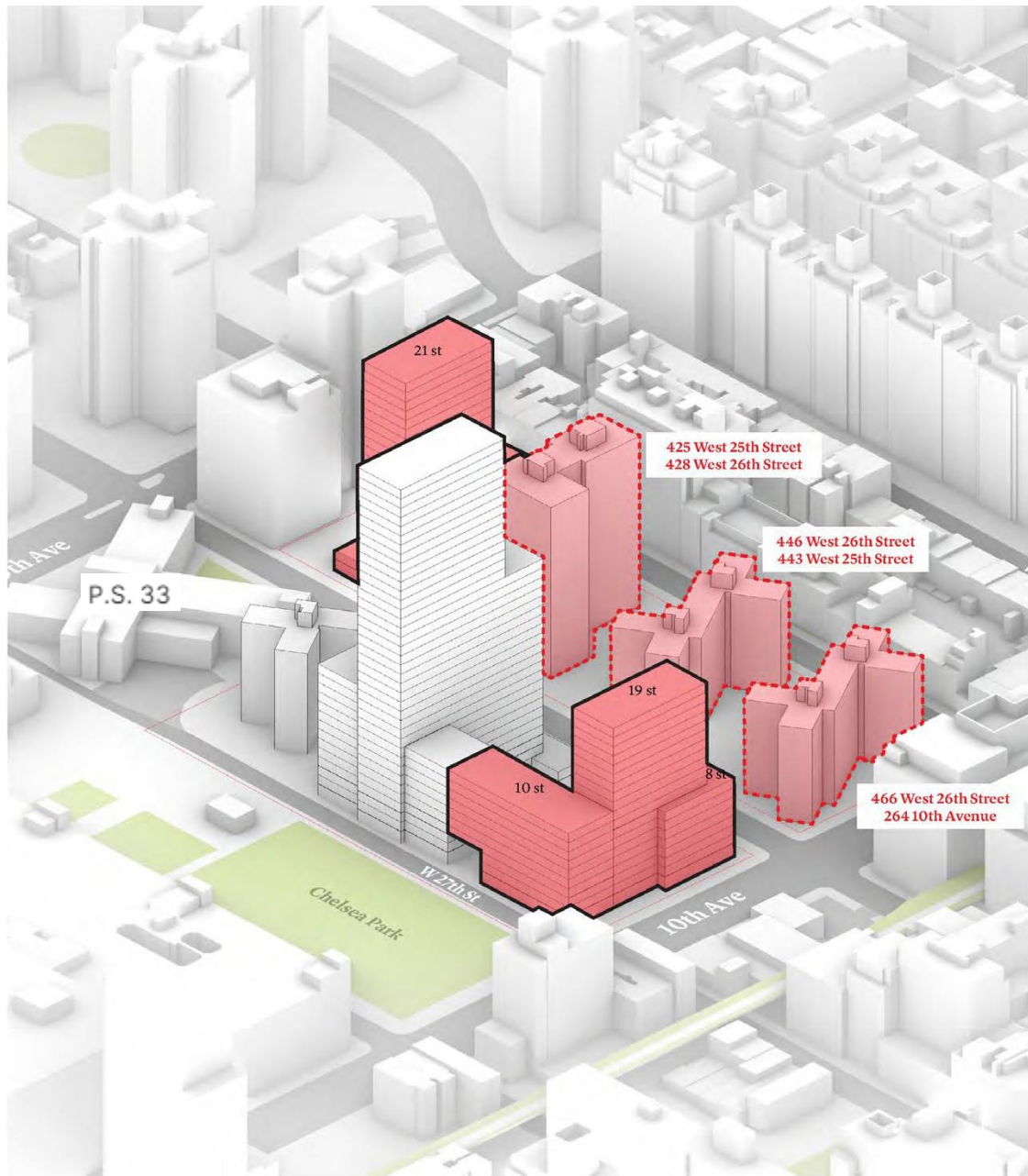
ELLIOTT-CHELSEA PHASE 1



Building(s) Replaced	Units	Year Replaced
420 West 26th Street	102	2026
415 West 25th Street	121	2026
288 10th Avenue	83	2026
450 West 27th Drive	79	2026
436 West 27th Drive	96	2026
Cumulative Units Replaced	481	2026

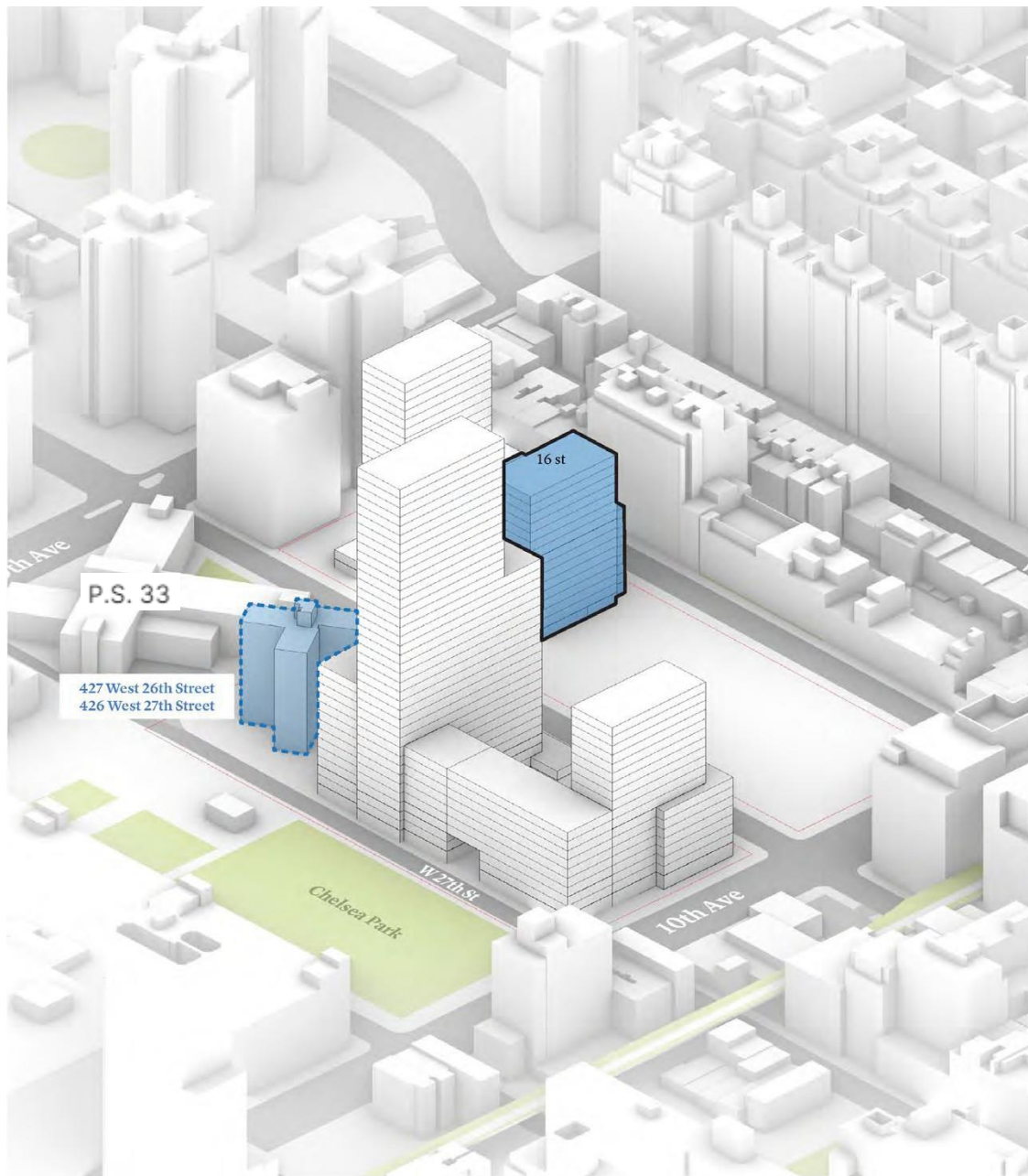
ELLIOTT-CHELSEA PHASE 2

1B



Building(s) Replaced	Units	Year Replaced
425 West 25th Street	102	2028
428 West 26th Street	100	2028
466 West 26th Street	66	2028
264 10th Avenue	76	2028
446 West 26th Street	66	2028
443 West 25th Street	76	2028
427 West 26th Street	74	2028
426 West 27th Drive	71	2028
Cumulative Units Replaced	631	2028

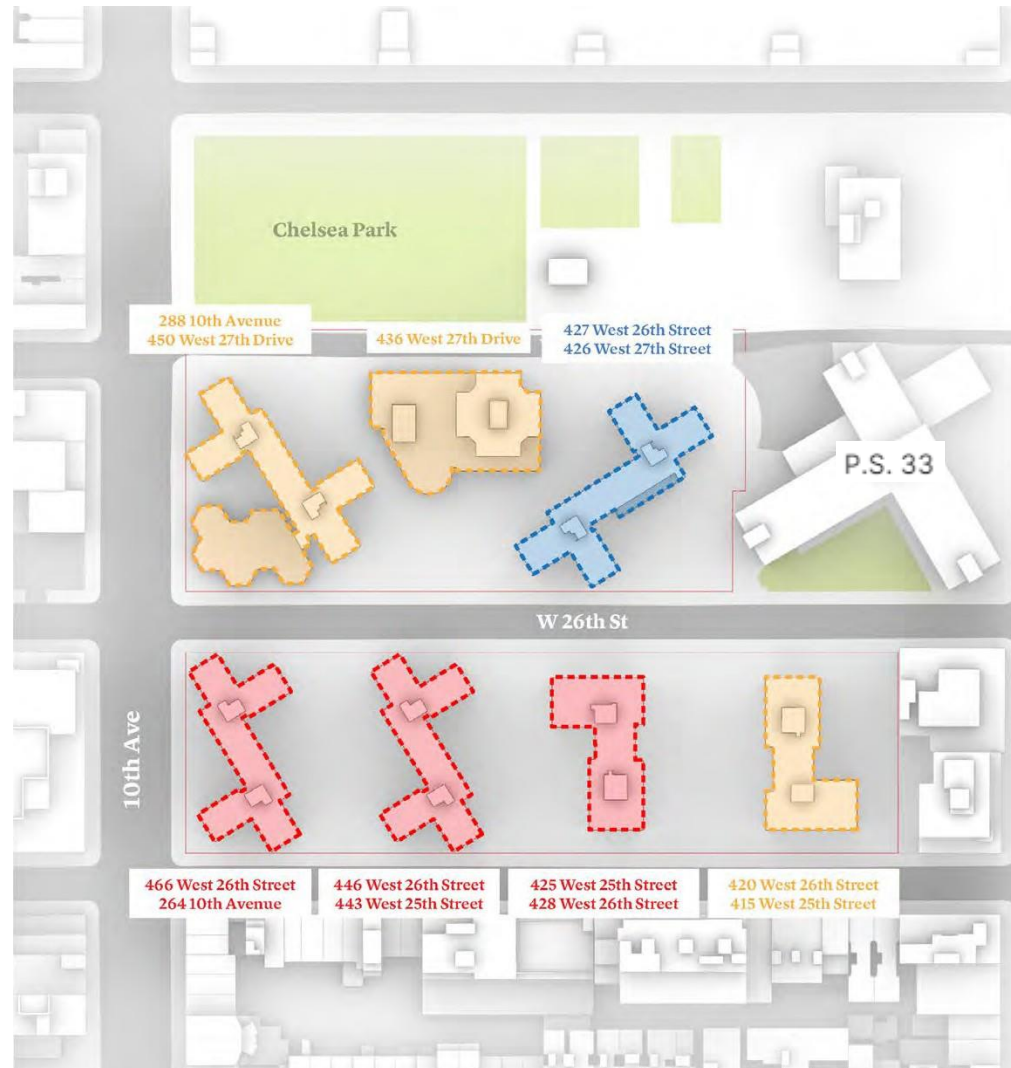
ELLIOTT-CHELSEA PHASE 3



Building(s) Replaced	Units	Year Replaced
427 West 26th Street	74	2029
426 West 27th Drive	71	2029
Cumulative Units Replaced	145	2029

ELLIOTT-CHELSEA REPLACEMENT SUMMARY

EXISTING BUILDINGS



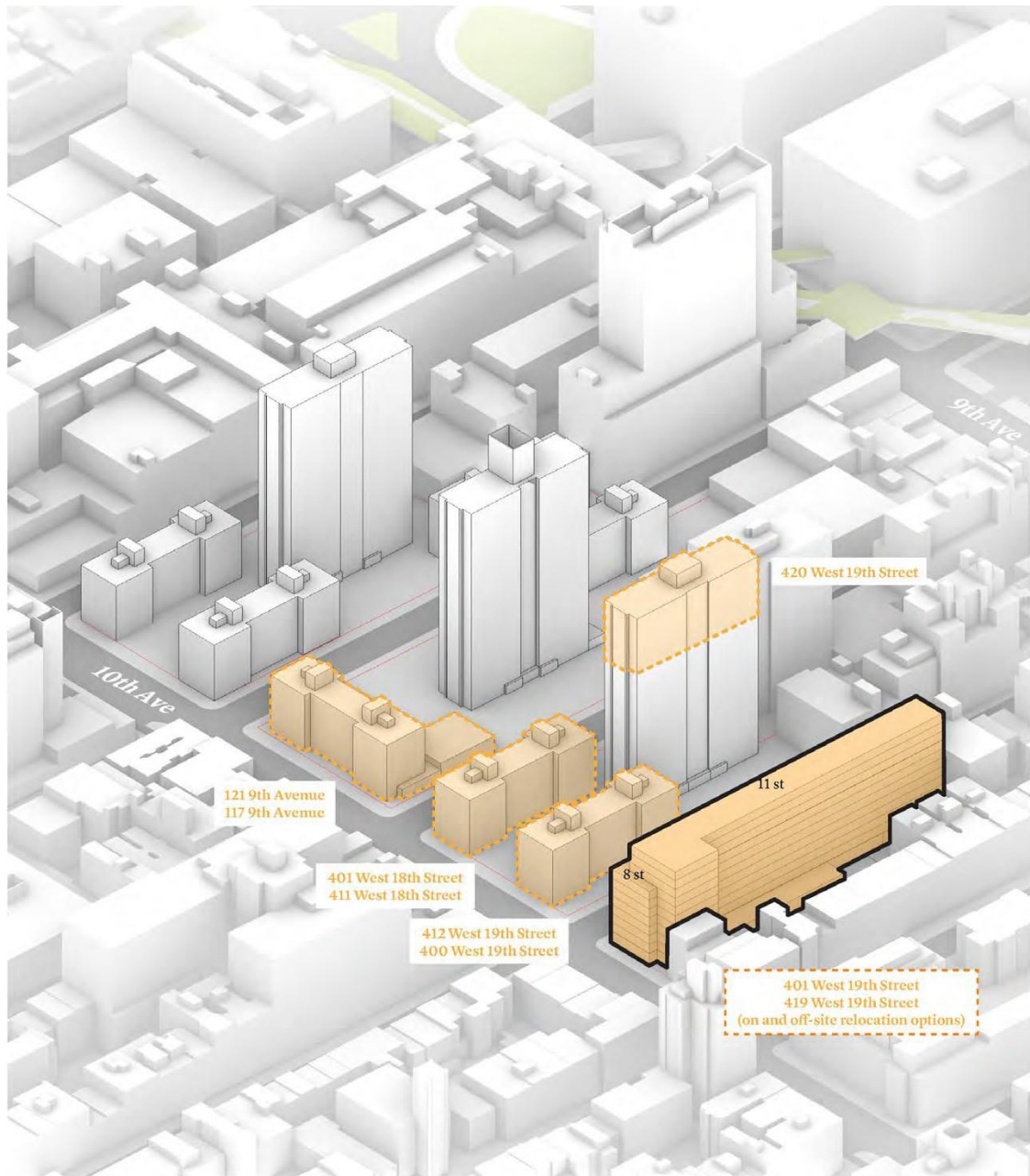
PROPOSED BUILDINGS



- Relocated in Phase 1
- Relocated in Phase 2
- Relocated in Phase 3

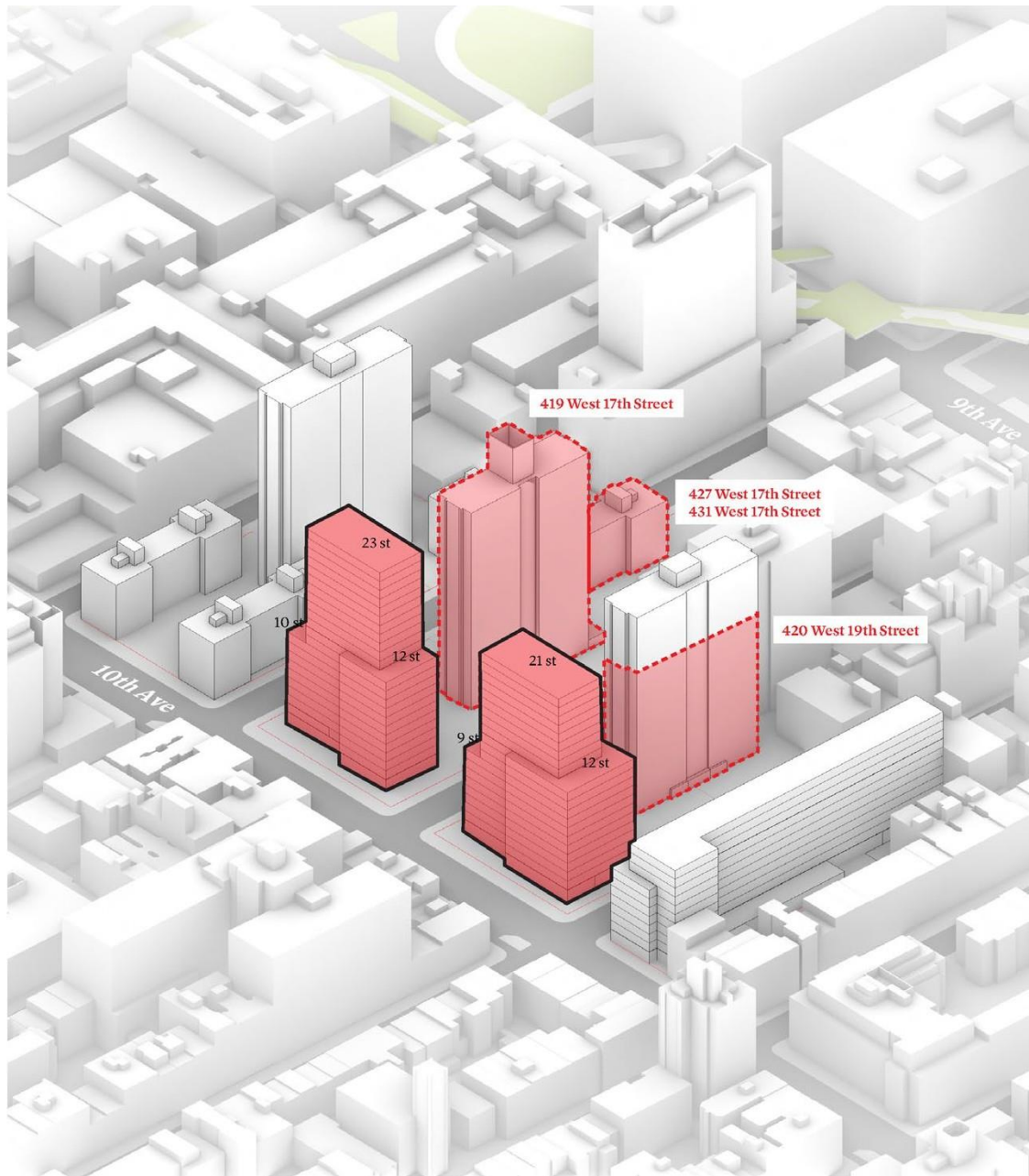
- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years
- Phase 3 Replacement, Completed in 7-8 Years

FULTON PHASE 1



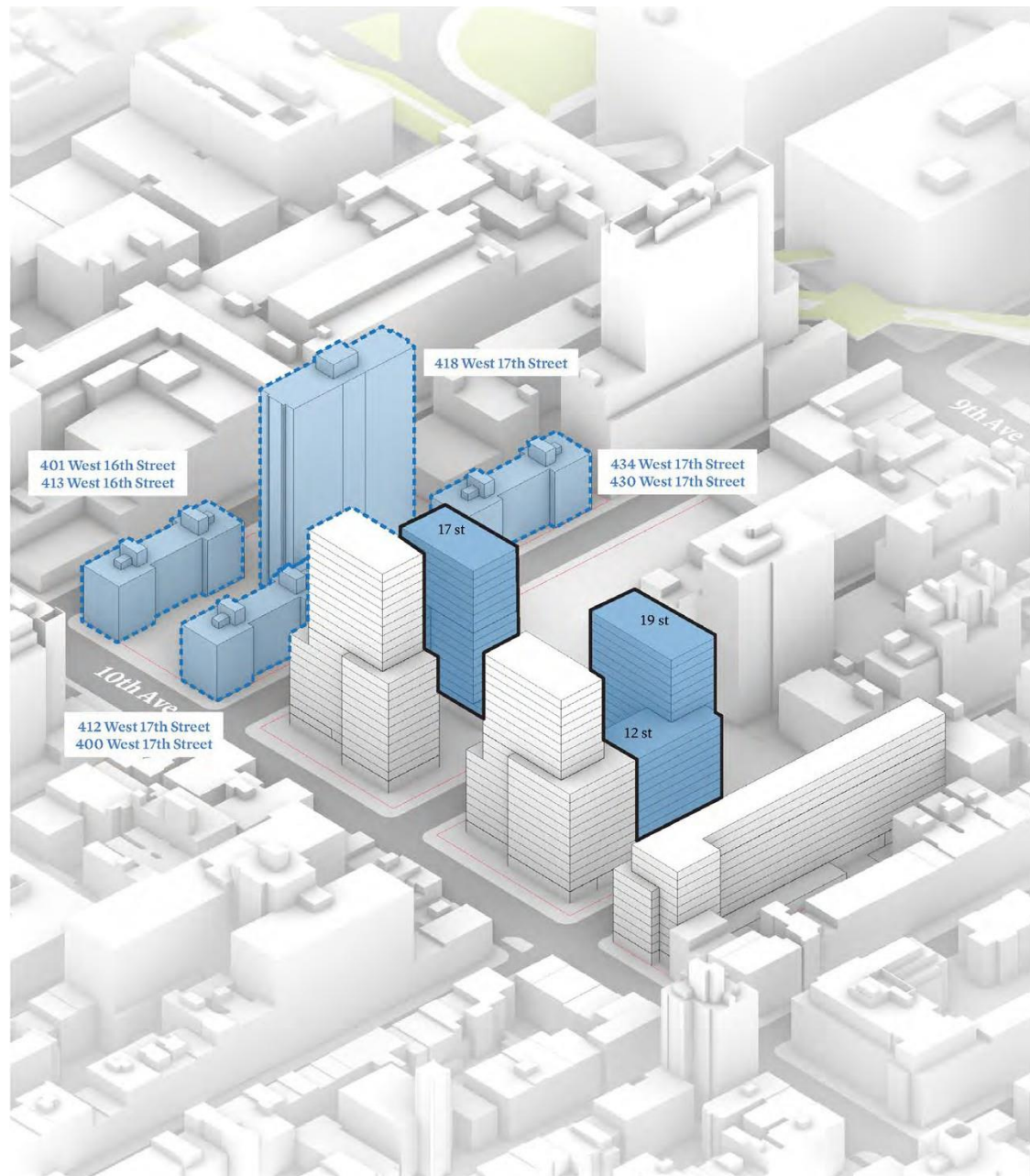
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400 West 19th Street	18	2026
401 West 19th Street	18	2026
419 West 19th Street	18	2026
420 West 19th Street (Partial)	32	2026
Cumulative Units Replaced	176	2026

FULTON PHASE 2



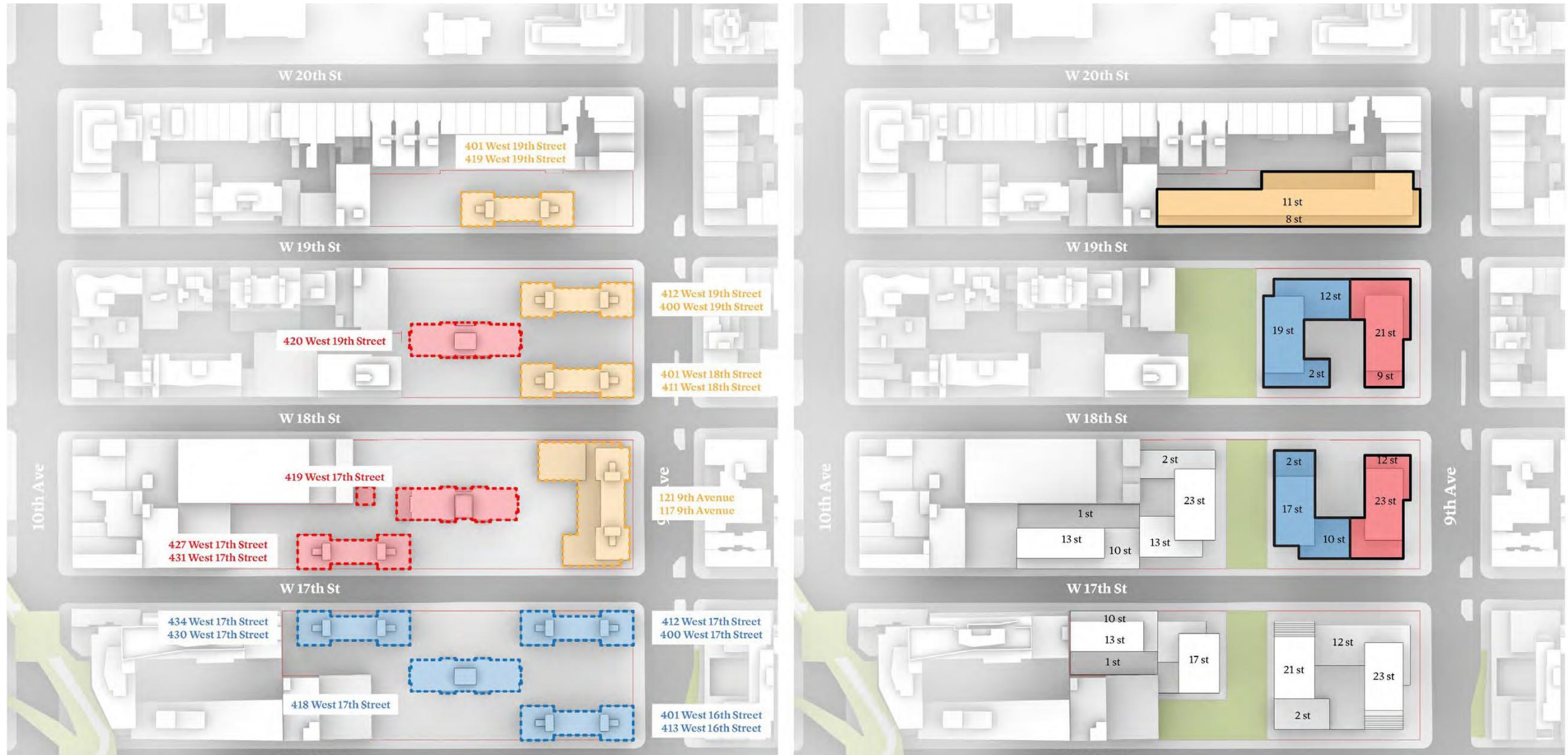
Building(s) Replaced	Units	Year Replaced
427 West 17th Street	18	2029
431 West 17th Street	18	2029
419 West 17th Street	218	2029
420 West 19th Street (remaining)	187	2029
Cumulative Units Replaced	768	2029

FULTON PHASE 3



Building(s) Replaced	Units	Year Replaced
401 West 16th Street	18	2029
413 West 16th Street	18	2029
418 West 17th Street	219	2029
412 West 17th Street	18	2029
400 West 17th Street	18	2029
434 West 17th Street	18	2029
430 West 17th Street	18	2029
Cumulative Units Replaced	327	2029

FULTON | REPLACEMENT SUMMARY



- Relocated in Phase 1
- Relocated in Phase 2
- Relocated in Phase 3

- Phase 1 Replacement, Completed in 3 Years
- Phase 2 Replacement, Completed in 5-6 Years
- Phase 3 Replacement, Completed in 7-8 Years

TYPICAL FLOOR PLANS

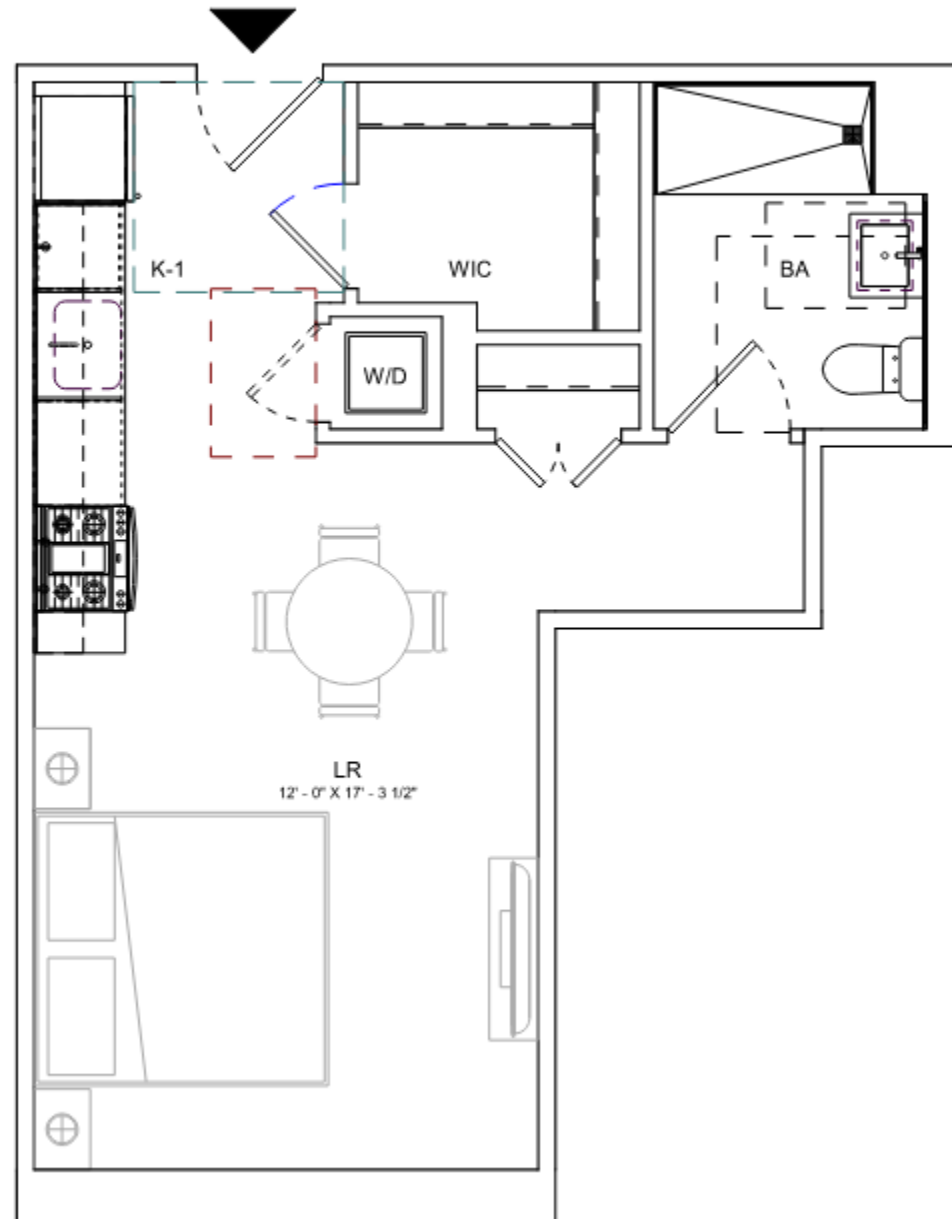
Studio / 1 Bath - 450 SF

Existing Average 0BR/1BA Unit Size

Fulton - 360 SF

Elliott - 200 SF

Chelsea - 335 SF



TYPICAL FLOOR PLANS

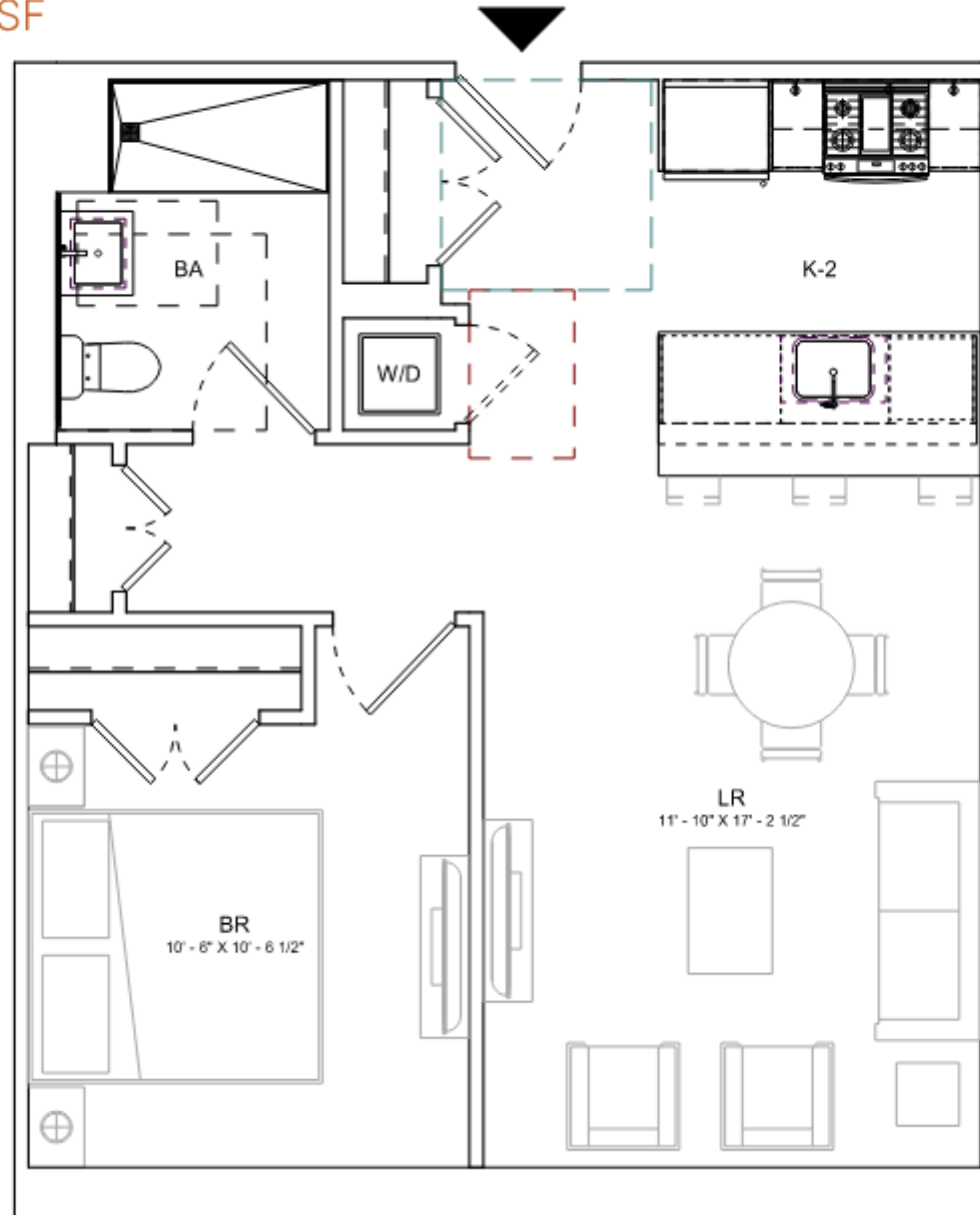
One Bedroom / 1 Bath - 627 SF

*Existing Average 1BR/1BA
Unit Size*

Fulton - 600 SF

Elliott - 481 SF

Chelsea - 573 SF



TYPICAL FLOOR PLANS

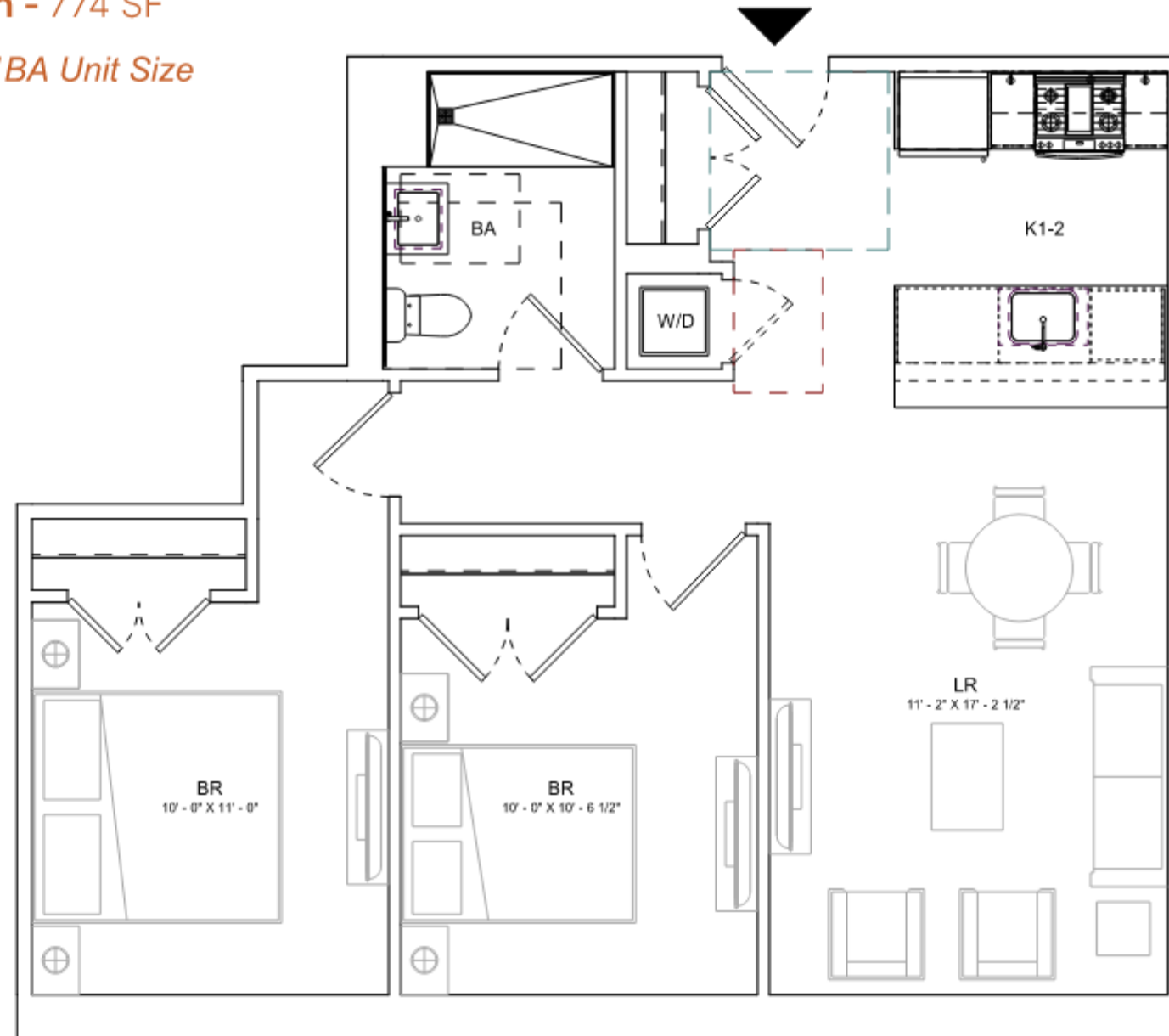
Two Bedroom / 1 Bath - 774 SF

Existing Average 2BR/1BA Unit Size

Fulton - 780 SF

Elliott - 646 SF

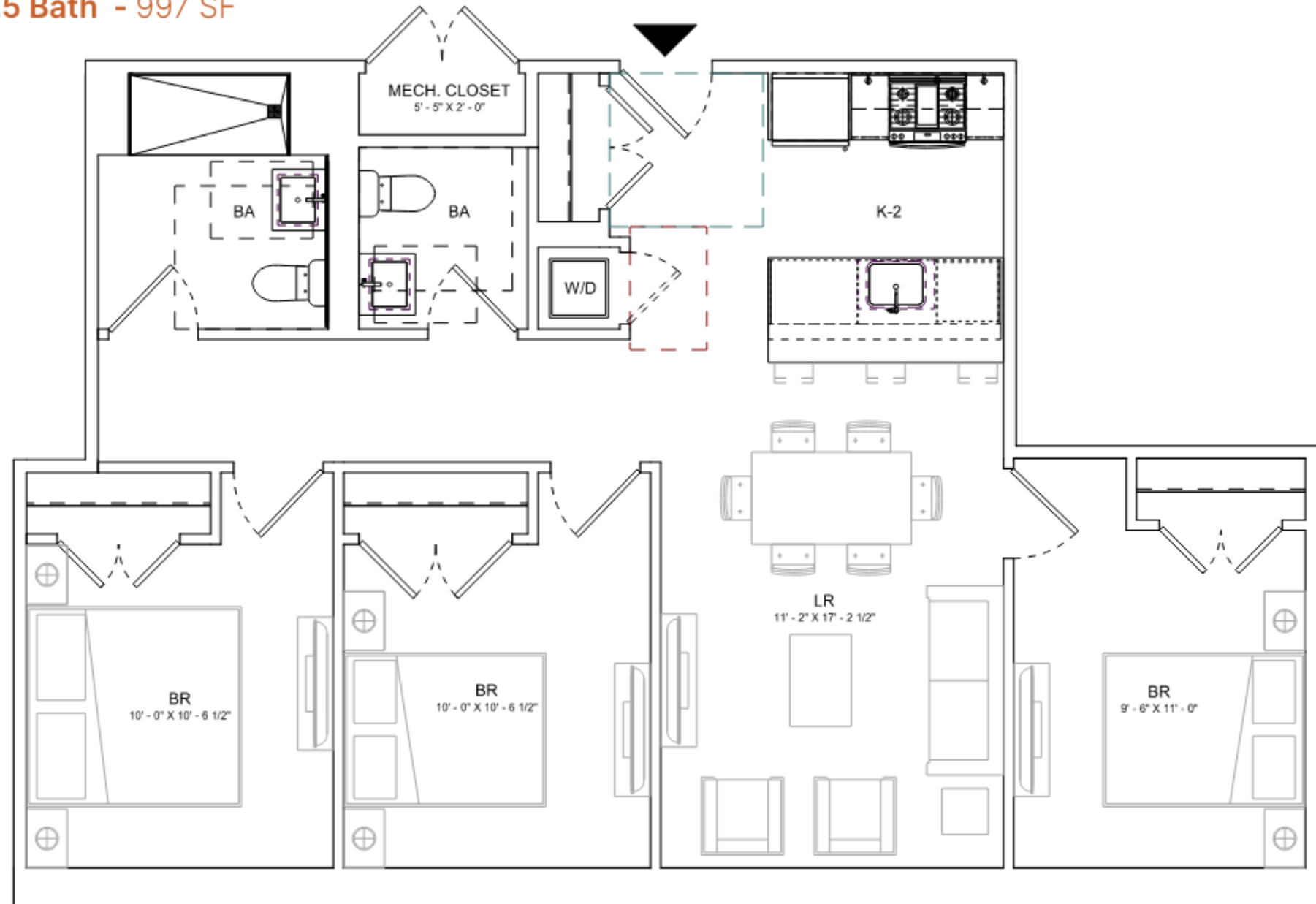
Chelsea - 636 SF



TYPICAL FLOOR PLANS

Three Bedroom / 1.5 Bath - 997 SF

Existing Average
3BR/1.5BA Unit Size
Fulton - 920 SF
Elliott - 819 SF
Chelsea - 920 SF



TYPICAL FLOOR PLANS

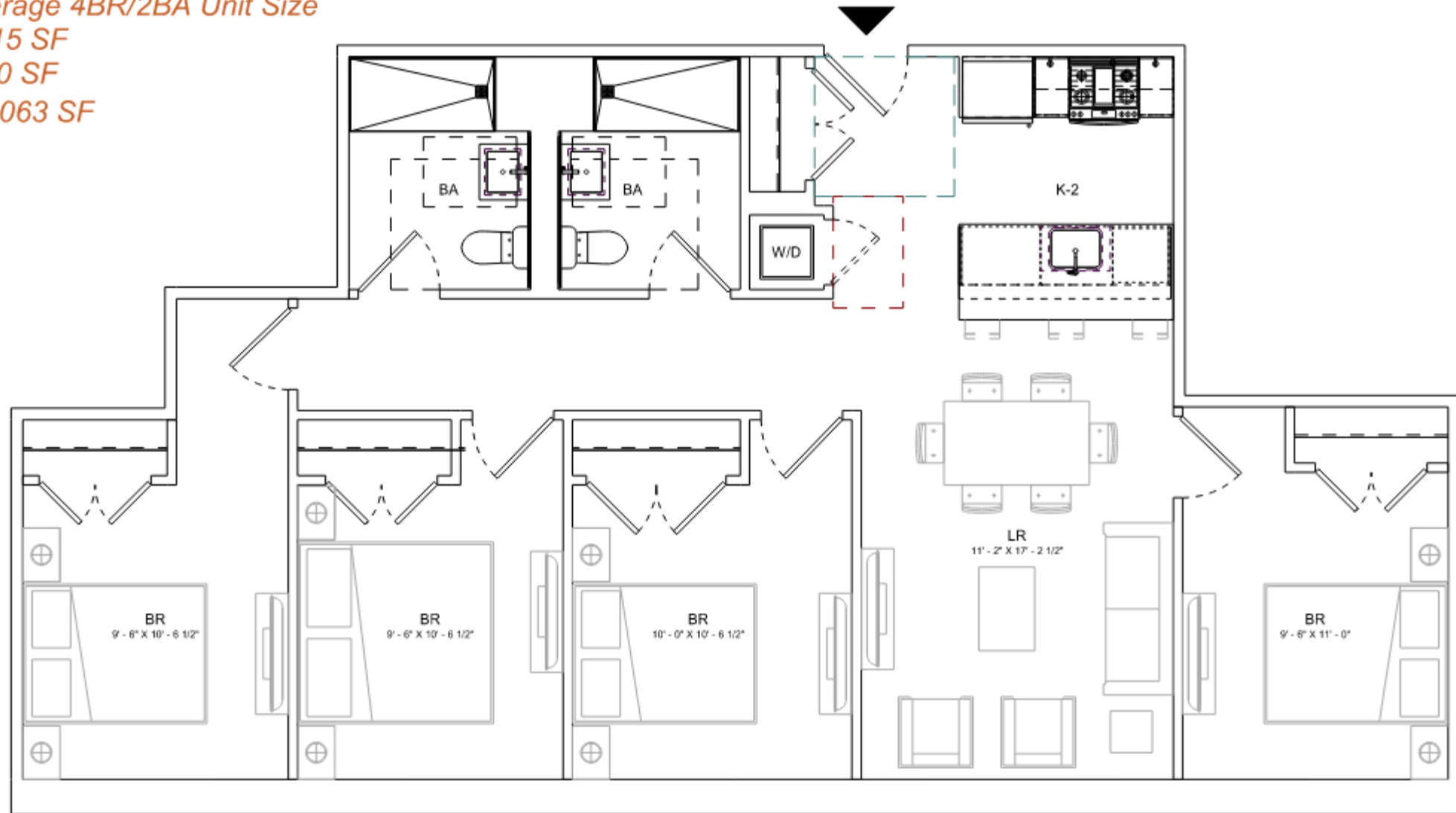
Four Bedroom / 2 Bath - 1,555 SF

Existing Average 4BR/2BA Unit Size

Fulton - 1,115 SF

Elliott - 1,000 SF

Chelsea - 1,063 SF



NEXT STEPS

Security

We will have a team on-site 24/7 to provide an enhanced level of security to both sites.



Foot Patrols



Additional Interior Cameras



Access Control



Roof Alarm System



NYPD Substations



Monthly Security Meetings



Substation Example

Maintenance



Replace or repair all tier 1 open work orders within units



Unit, Building, and Landscape Extermination



No heating issues prior to winter seasons (Tier 1)



No hot water issues (Tier 1)



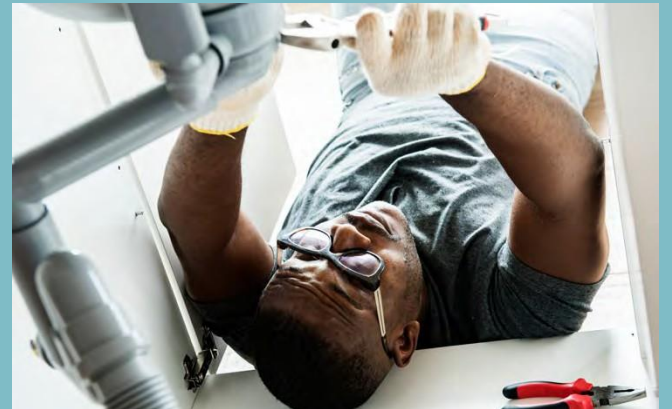
Better maintain and respond to elevator outages (Tier 1)



Address all lead hazards in units with children under 6 (Tier 1)



Responsive remediation or repair of mold and leaks (Tier 1)



QUESTIONS?