

WELCOME!



THURSDAY SEPTEMBER 26, 2024



GROUND RULES



- Please hold onto your questions until the end of the meeting , we have a lot content to get through and we are trying to be as quick and efficient as possible to get everyone home early
- We have made time to answer everyone's questions and concerns at the end of the presentation

Thank you!

AGENDA



- THANK YOU
- CONSTRUCTION UPDATES
- RELOCATION UPDATES
- RESIDENT ENGAGEMENT
- ANNOUNCEMENTS
- Q&A

CONSTRUCTION UPDATES



WHAT'S HAPPENING NOW?

- New laundry room to open in November
- Community room to open early next year – our next meeting may be at Island Terrace!
- Roof and Floors 20, 21,22 currently under rehab

CONSTRUCTION UPDATES - UNITS



- 21st and 22nd Floors are now delayed approximately 4 months
- When all the layers of old flooring were removed on 21st and 22nd floors in late July – we found problems with the concrete slab
- We have spent the last two months scanning everyone's floor and around the columns and having engineers review
- The structural engineer has NO concern about the building's safety.
- We cannot complete renovations of the floors without reinforcing the slab at the columns. This requires pouring new concrete “drop panels” in about half of the locations. This work is going to be expensive and time intensive.

CONSTRUCTION UPDATES - UNITS



- We have applied for a permit application in for the 21st and 22nd floor work to start in October so we can complete the top two floors
- Going forward – each phase (now three floors) will be a couple of weeks longer.
- The 21st and 22nd floors are now delayed 4-5 months and will not move back until January, along with 20th floor.
- The 18th and 19th floors will not move out until January.

RELOCATION: UPDATED CYCLES

- NOW 8+ WEEKS
- RESIDENTS WILL BE STAYING EITHER AT JACKSON PARK TERRACE OR IN A VACANT UNIT AT ISLAND TERRACE DEPENDING ON HOUSEHOLD SIZE, AVAILABILITY AND ACCESSIBILITY NEEDS
- MOVE OUT DATES ARE SUBJECT TO CHANGE BUT ANTICIPATED TO BE:

Cycle #1	21+22	June 2024 – January 2025
Cycle #2	18+19+20	Early 2025
Cycle #3	15+16+17	Late Spring 2025
Cycle #4	12+13+14	Late Summer 2025
Cycle #5	9+10+11	Late Fall 2025
Cycle #6	6+7+8	Late 2025
Cycle #7	3+4+5	Early 2026

RELOCATION: CHA VOUCHER HOLDERS



Relocation Process will trigger residents to undergo an RTA packet

- The RTA packet is used to determine the eligibility of the property and owners
 - It ensures that the relocation unit is safe and sanitary for you to live in
 - CHA will inspect the unit
 - you will not lose your unit at Island Terrace
- All CHA voucher holders will need to fill this out
- You will receive your packet when it is your turn to relocate
- Management will fill it out for you or help you fill it out
- See Traci at the end of the meeting

RESIDENT ENGAGEMENT

HOW HAS YOUR EXPERIENCE BEEN SO FAR? WHAT CAN WE IMPROVE?

- RESIDENT NEWSLETTERS
- BUILDING WIDE TEXT BLASTS
- DOOR TO DOOR RESIDENT NOTICES
- RESIDENT ENGAGEMENT VISTA – MEET GEORGE!

Island Terrace Resident
Programming Survey



MODEL UNIT OVERVIEW AND UPDATE



**WE KNOW YOU HAVE BEEN WAITING TO SEE THE MODEL
UNIT, HOW ABOUT A QUICK TOUR!**

Q & A