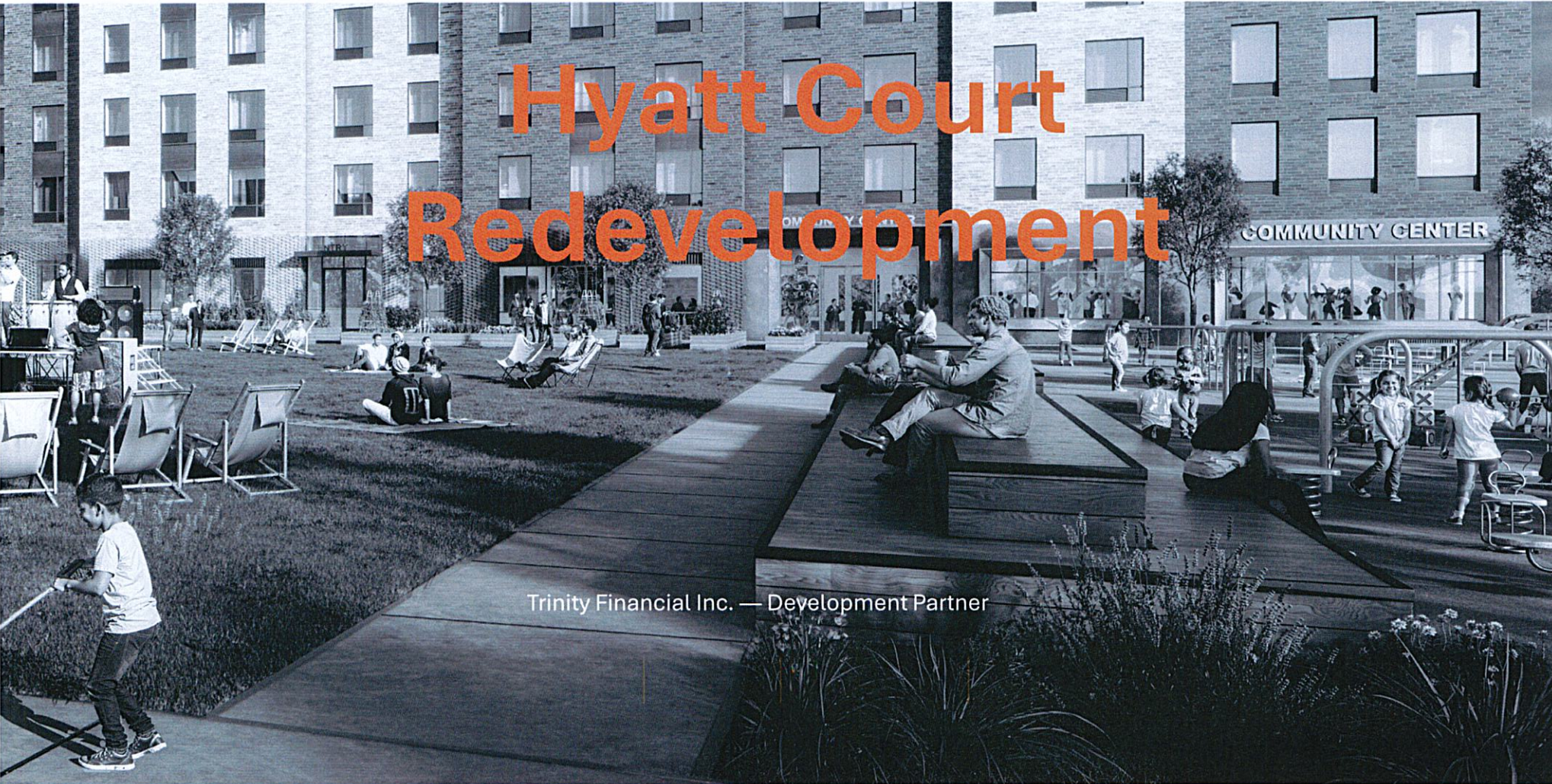


An architectural rendering of a modern urban courtyard. In the background, a multi-story brick building with many windows stands. The courtyard features a large, paved area with a wooden bench where a man is sitting. To the left, there's a grassy area with lounge chairs and a young boy is playing with a toy. To the right, there's a playground with a slide and other children. A sign on the building reads "COMMUNITY CENTER".

Hyatt Court Redevelopment

Trinity Financial Inc. — Development Partner

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Resident Meeting

Dattner
Architects

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Trinity Financial Inc.

39

Years in Business

275+

Employees

\$3.6B

Developed

11K+

Units Built

NYCHA / Harlem, NYC

Randolph Houses

283 units, public & 60% AMI replacement on NYCHA site. 36 contiguous old-law tenements. State & Federal HTC's. Resident Services Suite.



Brooklyn, NY

Van Dyke III

180 affordable units on NYCHA site. Brownfield Track 1 cleanup. Daycare & Health/Wellness Center.



WHA / Worcester, MA

Curtis Apartments

A four-phase redevelopment of the existing 372-unit Curtis Apartments public housing community into 527 modern, energy-efficient apartments, including a one-for-one replacement of all existing public housing units and 155 additional affordable homes for households earning up to 80% of Area Median Income (AMI).



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Trinity's Public Housing Experience Relevant to Hyatt Court

Norwalk, CT

Soundview Landing

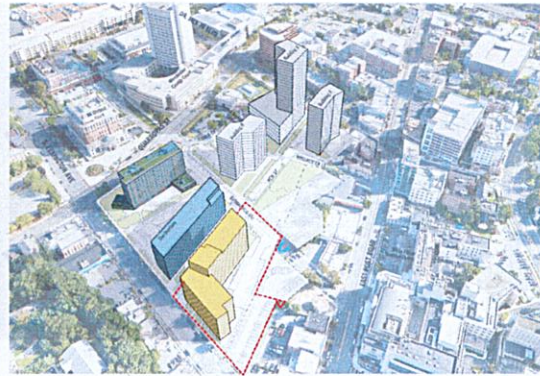
Three-phase, 273 mixed-income units redeveloping Washington Village public housing. 136 replacement public housing units plus workforce and market-rate housing. Working with the Norwalk Housing Authority.



White Plains, NY

Brookfield Commons

795-unit master plan. Multi-phase public housing replacement. Integration of superblock into community. Phased tenant relocation, right-to-return. Working with the White Plains Housing Authority.



Boston, MA

Orient Heights

Multi-phase PHA redevelopment in East Boston. One-for-one replacement, right-to-return. Occupied construction phasing. LEED certification. Working with the Boston Housing Authority.



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Boston East – East Boston, MA



Appleton Mills – Lowell, MA



Avenir – Boston, MA



Enterprise Center, Phase 2 – Brockton, MA



Overlook Terrace at Orient Heights – East Boston, MA



Treadmark – Dorchester, MA

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An Experienced Team (working with the NHA and Hyatt Residents)

Lead Developer

Trinity Financial Inc.

38 years, \$3.6B, PHA
redevelopment specialist

Architect

Dattner Architects

60+ years, mission-driven
planning and design firm

General Contractor

Del-Sano Contracting

NJ-experienced, specializing
in large-scale mixed-income

Traffic/Environmental

Langan Engineering

Traffic, environmental &
stormwater

MWBE / Section 3 Consultant

MZM Construction

Woman-owned, Newark-
based MBE, local hiring
consulting

Relocation Services

HOU (Relocation Consulting)

Household assessments,
relocation logistics,
relocation assistance

Legal Counsel

Nixon Peabody

Transaction and Bond
Counsel, HUD and Public
Housing Expertise

Development Consultant

Metro Company

40 Years, New Jersey-based,
experienced in ASPIRE &
other HMFA funding sources

Financing Partners (LOIs)

Red Stone / TD Bank

Tax credit equity &
construction lending

Open Space Programming
Partner

**Greater Newark
Conservancy**

Newark-Based Organization

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Project Overview

A collaborative, transformative redevelopment of Hyatt Court

- Partnership between Trinity Financial and the Newark Housing Authority.
- Redevelopment of the 10-acre Hyatt Court housing complex into affordable housing.
- New construction of **over 600 units** of state-of-the-art housing (developed over four phases).
- Overall redevelopment plan includes:
 - Deeply-affordable, Workforce, and Market-Rate Housing (under the NHA's "Trifecta Model")
 - Outdoor Recreation Space (approx. 2 acres)
 - Community Space
 - Parking
- Demolition of the existing obsolete public housing buildings and the development of affordable housing for Hyatt residents and the community .
- Extends Cortlandt Street and introduces new streets and walkways to break up the public housing "superblock".

Hyatt Court Redevelopment - Project Overview

Current high-level development program

600+

Total Homes

4

Development Phases

115+

Phase 1 Homes

Overall Redevelopment Goals

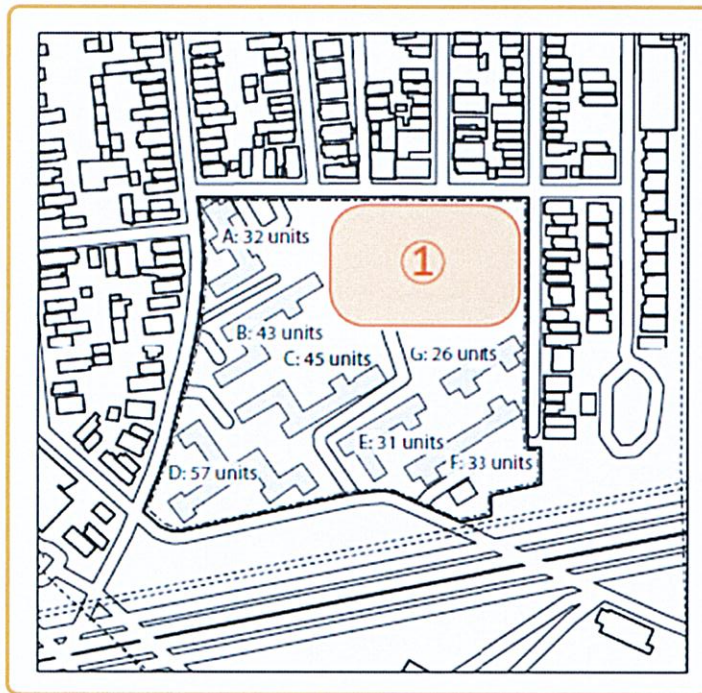
- Replace and expand the existing housing community through a carefully sequenced redevelopment plan
- Create new homes, open spaces, community amenities, and improved neighborhood connections
- Advance the redevelopment in manageable phases while maintaining a clear focus on resident needs

Resident-Focused Approach

- Use phased construction to minimize disruption to current residents
- Build new housing before removing occupied buildings wherever feasible
- Coordinate relocation planning, resident communication, and household needs throughout implementation

Keeping the Community Together

A central goal of this redevelopment is to allow current residents to remain part of the Hyatt Court community throughout the redevelopment process.



BUILD NEW HOMES FIRST

The phased approach is designed to:

- Build replacement housing before existing occupied buildings are removed.
- Reduce disruption to residents and families.
- Maintain community connections and neighborhood relationships.
- Preserve access to schools, services, employment opportunities, transit, and local resources.
- Create a smoother transition into new housing.
- Allow residents to benefit from new housing as early as possible in the redevelopment process.
- Keep residents informed and engaged throughout each phase of development.

Goal: minimize and, if possible, eliminate temporary relocation by building the first homes on vacant land.

Hyatt Court Redevelopment – Site Plan



1 PHASE 1 | 115+ HOMES

- Program TBD (with input from NHA, Hyatt Court Residents and the Community)

2 UPCOMING PHASE | UNITS TBD

- Program TBD (with input from NHA, Hyatt Court Residents and the Community)

3 UPCOMING PHASE | UNITS TBD

- Program TBD (with input from NHA, Hyatt Court Residents and the Community)

4 UPCOMING PHASE | UNITS TBD

- Program TBD (with input from NHA, Hyatt Court Residents and the Community)



Tenant Assistance Specialists

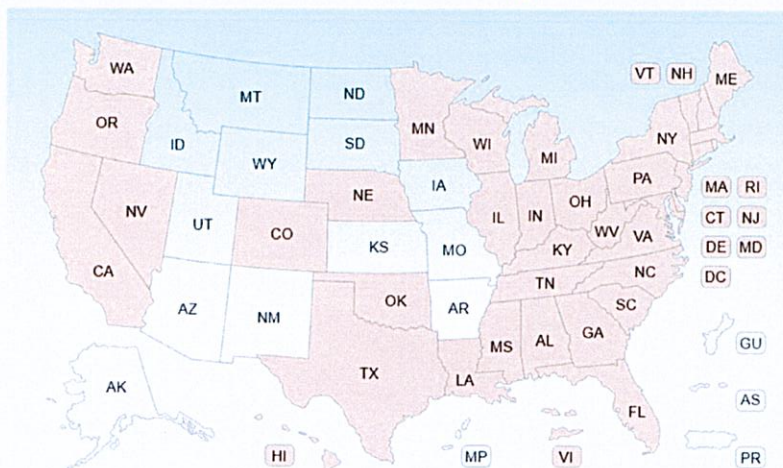
350+ HUD-Approved Relocation Plans

65,000+ successfully relocated households

100+ staff nationally

Worked with and supported 400+ communities in 37 states; resident/community services and/or relocation

13 different languages spoken by staff



Experts in federal relocation regulations (URA), RAD, Section 18 and 104(d) and Section 8 Project-Based Vouchers.

Certified woman-owned enterprise (WBE)

Partnered with over 80 PHAs, including New York City, Morristown, Hoboken, Newark and Paterson, NJ

43+ years of resident relocation and services experience

Resident Engagement and Relocation Support

Residents will receive clear information, individualized support, and opportunities to participate throughout the redevelopment process.

1 Ongoing Resident Communication

- Regular resident meetings and community information sessions
- Clear updates on the development schedule, phasing, and upcoming activities
- Written notices and information provided in advance of key relocation steps

2 Individual Household Assessment

- Private meetings to understand household size, bedroom needs, accessibility requirements, pets, and other individual needs
- Resident preferences documented and considered in relocation planning
- Information handled in accordance with applicable privacy requirements

3 Language Access and Resident Assistance

- Bilingual staff or interpreters available in each resident's preferred language
- Explanation of relocation benefits, services, eligibility, and procedures
- Assistance with moving arrangements, utilities, documentation, and other approved relocation needs

4 Dedicated Relocation Support

- An onsite relocation coordinator will serve as a primary point of contact
- Individual household files and relocation milestones will be tracked throughout the process
- Coordination with property management to support moves into appropriate newly constructed homes

Our goal is to keep residents informed, understand each household's needs, and minimize disruption throughout the redevelopment.

Sample Images of Precedent Projects

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Prospect Plaza – Brooklyn, NY



Revitalize Riverside – Troy, NY

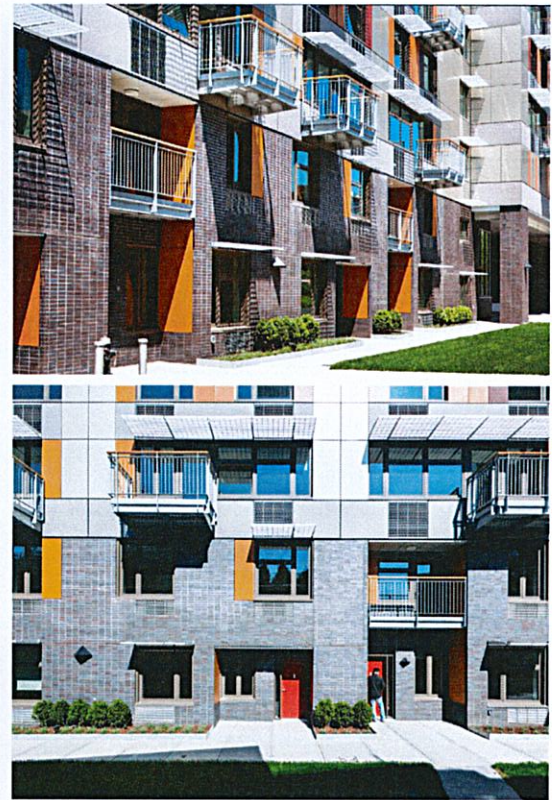
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Via Verde – South Bronx, NY



Stanley Commons – East New York, Brooklyn, NY

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Stanley Commons – East New York, Brooklyn, NY

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Alafia –Brooklyn, NY



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Environmental Justice & Community Engagement

EJ & Sustainability Features

Growth with Intention — housing delivered in a way that Ironbound Residents can support and sustain

Rooftop solar PV + all-electric building — eliminates on-site fossil fuel combustion

Urban heat island mitigation — green roofs, tree canopy expansion, reduced impervious cover

Passive House / EGC certified — reduces energy burden, improves air quality for residents

Community Engagement Strategies

Collaboration with **ICC, GNHTC, Homes for All Newark** — ongoing resident advisory council

Proposed **Hyatt Court Community Advisory Council** with representation in design and implementation

Multilingual outreach — English, Spanish, Portuguese materials and community meetings

Proactive, sustained engagement with Ironbound Community Corp and elected officials prior to any approvals

Public-access ground-floor open space — courts, play areas, and community green open to all

Community Benefits

A long-term investment in Hyatt Court residents, new homes, economic opportunity, and a stronger neighborhood

- Transformative redevelopment of Hyatt Court
- Ongoing commitment to Hyatt Court residents
- Removal and replacement of obsolete Hyatt Court buildings
- Commitment to providing new and affordable homes for existing Hyatt Court households
- Energy-efficient design- including state of the art, Energy-Star appliances and air conditioning within each unit
- Significant open space, recreation facilities and community facilities – accessible to Hyatt residents and the community
- Designed to provide a safer, better-connected neighborhood
 - Improved lighting, new streets, walkways, seating and outdoor recreation spaces
- Commitment to M/WBE participation and local hiring



Questions & Answers

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