



MNP/W PACT PARTNER

PACT Partners Introduction Meeting

FEBRUARY 6, 2023 at 1:00 PM

Union Settlement Community Center
237 E 104th Street, New York, NY 10029

PRESENTED BY:

THE **C**OMMUNITY
BUILDERS

ASCENDANT BUILDING
NEIGHBORHOOD DEVELOPMENT HOMES,
RAISING UP COMMUNITIES

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

WV
WAVECREST
MANAGEMENT



AGENDA

- PACT Overview
- Who We Are
- How We'll Work With You
- Proposed Upgrades and Improvements
- Next Steps
- PACT Contact Information
- Questions & Answers

What is PACT?

What is PACT?

PACT Investments & Improvements

- NYCHA needs \$40 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and converted to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.



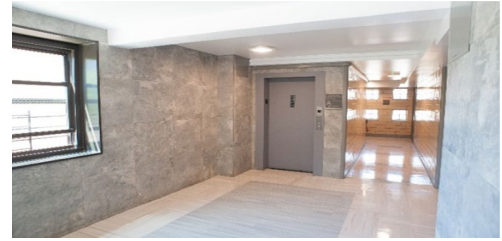
Renovated apartment at Twin Parks West



Site improvements at Baychester



Repaired roof and solar panel system at Ocean Bay (Bayside)



Renovated building entrance at Ocean Bay (Bayside)

How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

PUBLIC CONTROL: NYCHA AND RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.

PACT Resident Protections

- **Rent** will be **30% of your household's income.***
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your leases**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add relatives** onto your leases.
- You will continue to have **succession rights**.
- You will be able to have **grievance hearings**.
- You will have the opportunity to **apply for jobs** created by PACT.

*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

Who We Are

Who We Are

Development Team, General Contractor, and Property Management Company

THE **COMMUNITY**
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

BUILDING
HOMES,
RAISING UP
COMMUNITIES

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

WAVECREST
MANAGEMENT

Architects, Landscape Architect, and Sustainability Consultant

**PAUL A.
CASTRUCCI,
ARCHITECTS**
PASSIVE HOUSE DESIGN FIRM

UAI
URBAN ARCHITECTURAL INITIATIVES

terrain

BRIGHT POWER

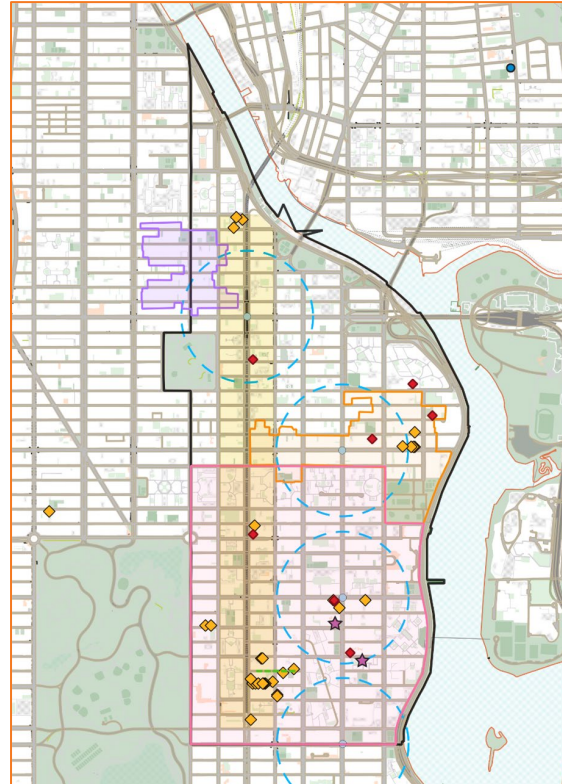
Development Team

100% Non-Profit Joint Venture

THE COMMUNITY
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

BUILDING
HOMES,
RAISING UP
COMMUNITIES



- 28 AND Portfolio Buildings
- 7 AND Pipeline Sites
- TCB's Park Haven Development
- Metro North Plaza / White Houses PACT sites
- Park Avenue Viaduct Study Area
- East-Central Harlem Historic District
- East Harlem Historic District
- East Harlem South / El Barrio Cultural Resources Study Area
- SAS & 15-minute Walk Radius
- Community District 11 Boundary

Development Team

Experience and Capacity

- Mission -based non -profit developers
- Putting residents and community first
- Clear community engagement
- Collaborative design and operations
- Exceeding NYCHA standards
- Demonstrated ability to work with residents, local businesses, and MWBE firms.
- Committed to resident workforce development



Construction and Property Management



- Over 25,000 units under management, including 6,200 units that are Project Based Section 8
- Staff of 200 employees that provide full management services and oversees a maintenance staff of 650+



- Over 1,000 buildings, 20,000+ units of affordable housing
- Over \$2 billion in construction and development
- Over 4,700 PACT units

Construction and Property Management

Previous Work

Project Location: Ocean Bay – Far Rockaway, Queens

Description of Work: Rehabilitated 24 -building, 1,395-unit development in Far Rockaway, Queens – NYCHA's first Rental Assistance Demonstration (RAD) project, and largest single -site RAD transaction in the country. Through collaboration with NYCHA and the residents, all in-apartment repairs were completed extremely efficiently with most tenants remaining in their homes. Additional resiliency, security measures, and common area improvements were made in Spring 2019.

Project Status: Completed

BEFORE



AFTER



Construction and Property Management

Previous Work

Project Location: Betances – Mott Haven, Bronx

Description of work: Rehabilitated 1,088 units across 40 buildings. All units were completed within a year. With resident collaboration, new life was breathed into the Betances development through beautified lobbies, completely transformed apartments, new parks and amenity spaces, and a new security system.

Project Status: Completed

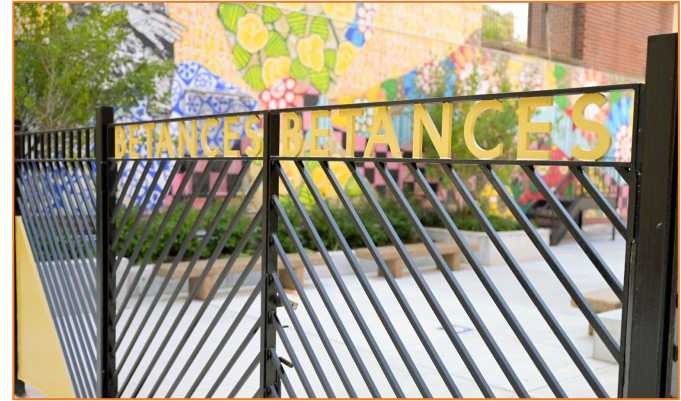
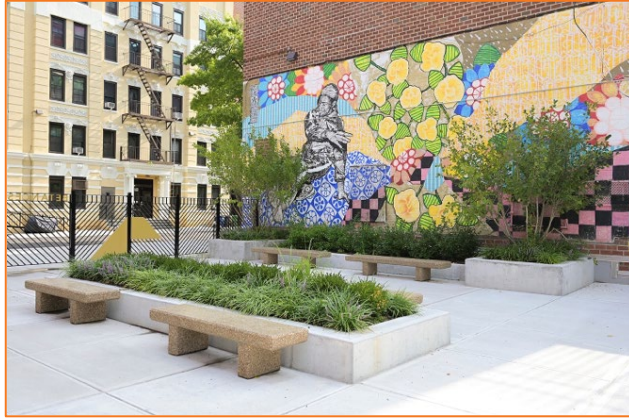
BEFORE



AFTER



Previous PACT Site Improvements



How We'll Work With You

How We'll Work With You



*MDG/Wavecrest Ocean Bay Apartments
Rehabilitation, Far Rockaway*

Developer Team Commitments

- Resident participation & collaborative design
- Thorough & inclusive communication process throughout predevelopment & development
- Residents temporarily move only if absolutely necessary for their safety
- Extensive scope
- High quality finishes
- Section 3 local hiring plan & opportunity contracting

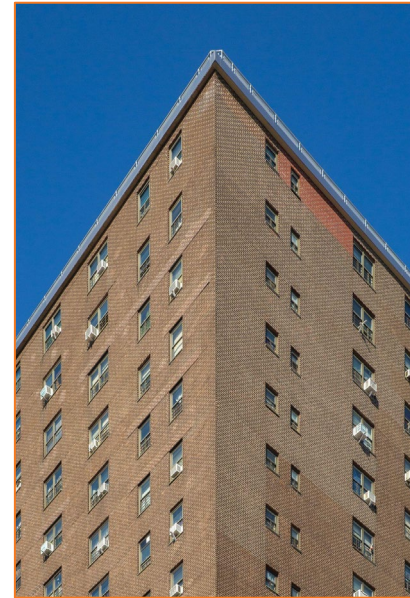


*AND Ascendant Heritage Apartments
East Harlem*

How We'll Work With You

Design & Construction Scope Priorities

- Removing and abating lead, mold, and asbestos hazards
- Modern interior finishes
- Community facility and amenity upgrades, including entranceway & lobby improvements, and broadband access
- Active design to promote physical activity
- Community connection through improved design
- Sustainability, resiliency, and greenhouse gas reduction



Gaylord White Houses

How We'll Work With You

Property Management

- Manage day-to-day operations of the properties
- Monitor rent payments and work with residents to make payment arrangements, if necessary
- Assist residents in interim/annual certifications
- Ensure adherence to house rules
- Resident complaint response within 24 hours
- Refer residents to social service providers
- Mold assessment and remediation
- Pest management
- Heating and cooling
- Resolve emergencies quickly and efficiently
- Hiring and training of NYCHA and community residents



How We'll Work With You

Local Hiring

- Section 3 local hiring plan & opportunity contracting with Minority -, Women -, and Locally -owned businesses
- Committed to hiring and training NYCHA and community residents
- Collaborate with employers and local providers of workforce development
- Increase resident and community awareness of jobs available and qualifications required
- Outreach to NYCHA and community residents for employment opportunities, job training, and career services
- Address qualification barriers with the assistance of on -the - job training

Proposed Upgrades and Improvements

Apartment Scope - For Exploration With Residents

Bathrooms



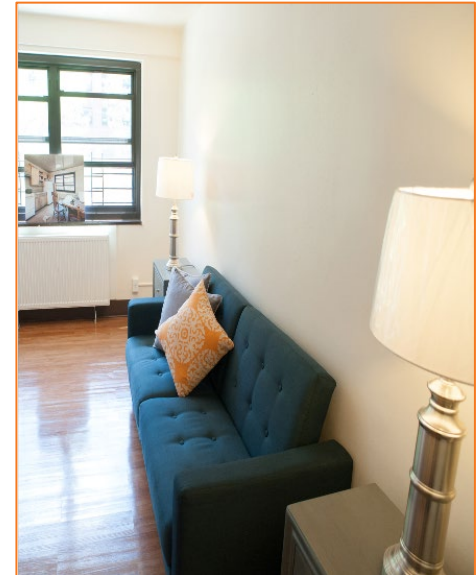
- New tub, shower body, medicine cabinet, vanity, sink, toilet, and bath accessories
- New lighting, flooring, etc.

Kitchens



- New cabinets, countertop, backsplash and sink
- New Energy Star refrigerator and electric stove

General



- New lighting, painting, flooring, etc. throughout
- New windows
- Upgraded heating system

Common Area Improvements - Metro North

- Security Improvements
- Refurbished Mailboxes
- General Beautification
- Potential expansion of lobby into underutilized space for resident use
 - Multi -purpose room
 - Food pantry
 - Wellness room



A lobby at Betances Houses in Mott Haven, Bronx

Common Area Improvements - White

- Security Improvements
- Refurbished Mailboxes
- General Beautification



A lobby at Betances Houses in Mott Haven, Bronx

Site Improvements



- Improved paved surfaces that promote physical activity
- Upgraded landscaping with sustainable, low maintenance plantings
- Children's play areas with new equipment and water features
- Improved site lighting and security
- New signage
- Outdoor seating and recreation areas
- Redesigned grounds and landscaped amenities, including opportunities for public art

Building Systems and Energy Efficiency

- Energy -efficient appliances, lighting, and water fixtures
- Free High -Speed Internet and Wi-Fi Access
- Building -wide resiliency upgrades



What to Expect During Construction

Tenant in Place Work and Minimizing Disruptions:

- Temporary relocation if needed (furnished and unfurnished)
- Hospitality areas established for residents to use during the day
- All construction workers will be badged for security
- Extensive communication for scheduling and progress of work
- Assistance from management to help pack belongings to prepare for construction
- Additional cleaning throughout construction

Next Steps

Immediate Next Steps

As we begin to get to know you and your buildings, we will:

Inspect your apartments, common areas, and building systems

- Provide notice of any inspections and work as quickly as possible to minimize inconvenience
- Coordinate between inspection teams to minimize number of inspections

Host regularly scheduled resident meetings

- Share information on process, develop project plans, and discuss project updates
- Agenda to be provided in advance
- Notify you of upcoming meetings with notices posted throughout your buildings

Provide a survey for residents to complete in conjunction with apartment inspections

- To learn more about you, your space, and your needs

Work with residents to identify and partner with a social service coordinator

- To help connect residents with new on-site services and programs

Upcoming Inspections

WHEN

Initial inspections will begin mid -
to late February.

Residents will be able to identify
all PACT Partner team members by
their badges.

WHAT DO WE EXPECT FROM YOU?

1. Look out for a flyer on your door with an inspection date. Contact us if you need to reschedule.
2. Make sure an adult is at home at the scheduled time.



HUD's Housing Quality Standards (HQS) Inspections

HQS Inspections in Early 2023 to Assess:

- Sanitary facilities
- Food preparation and refuse disposal
- Space and security
- Thermal environment
- Illumination and electricity
- Structure and materials
- Interior air quality
- Water supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary condition
- Smoke Detectors

Meetings

Regular Meeting Topics will Include:

- What to Expect for Upcoming Inspections
- Soliciting scope input
- Lease Information and Plans for Lease Signings
- Employment Opportunities
- Social Service Information
- Property Management



Opportunities for Input

We will Utilize Resident Feedback to:

- Select finishes for kitchens and bathrooms, such as cabinets, countertops, appliances, and flooring
- Redesign outdoor spaces
- Upgrade lobbies
- Inform project scheduling



PACT Partner Contact Information

Website: **MNPWhitePACT.tcbinc.org**

Email: **MNPWhitePACT@tcbinc.org**

Phone: **(718) 475-4210**

Available Resources for Residents



PACT Hotline: 212-306-4036

Email: PACT@NYCHA.NYC.GOV

Website: <http://on.nyc.gov/nycha> -pact

Customer Contact Center (CCC): 718-707-7771

Contact PACT Resources with questions about:

- The Permanent Affordability Commitment Together (PACT) Program
- Project -Based Section 8
- How rent will be calculated
- Resident rights and protections

Contact CCC with questions about:

- Regarding emergency repairs in your apartment or in a public space
- Concerning heat and hot water issues
- To schedule general apartment repair appointments
- For information about housing applications offices

Questions and Answers

