



# MNP/W PACT PARTNER

## Inspections, Scope of Work, and Design Meeting

May 3, 2023 at 6:00 PM

Church of the Resurrection  
325 E 101st Street, New York, NY 10029

PRESENTED BY:

THE COMMUNITY  
BUILDERS

ASCENDANT  
NEIGHBORHOOD DEVELOPMENT  
BUILDING HOMES,  
RAISING UP COMMUNITIES

MDG  
DEVELOPMENT  
MANAGEMENT  
CONSTRUCTION

WV  
WAVECREST  
MANAGEMENT



# AGENDA

- What is PACT?
- Who We Are
- Unit Inspections
- Scope of Work
- Interior Design
- Model Unit
- Upcoming Meeting Agenda
- 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.



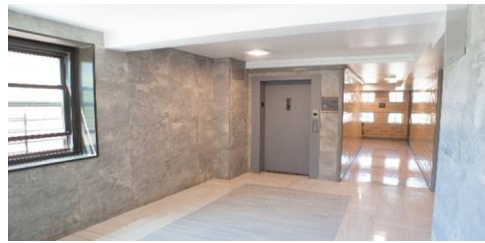
*Renovated apartment at Twin Parks West*



*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

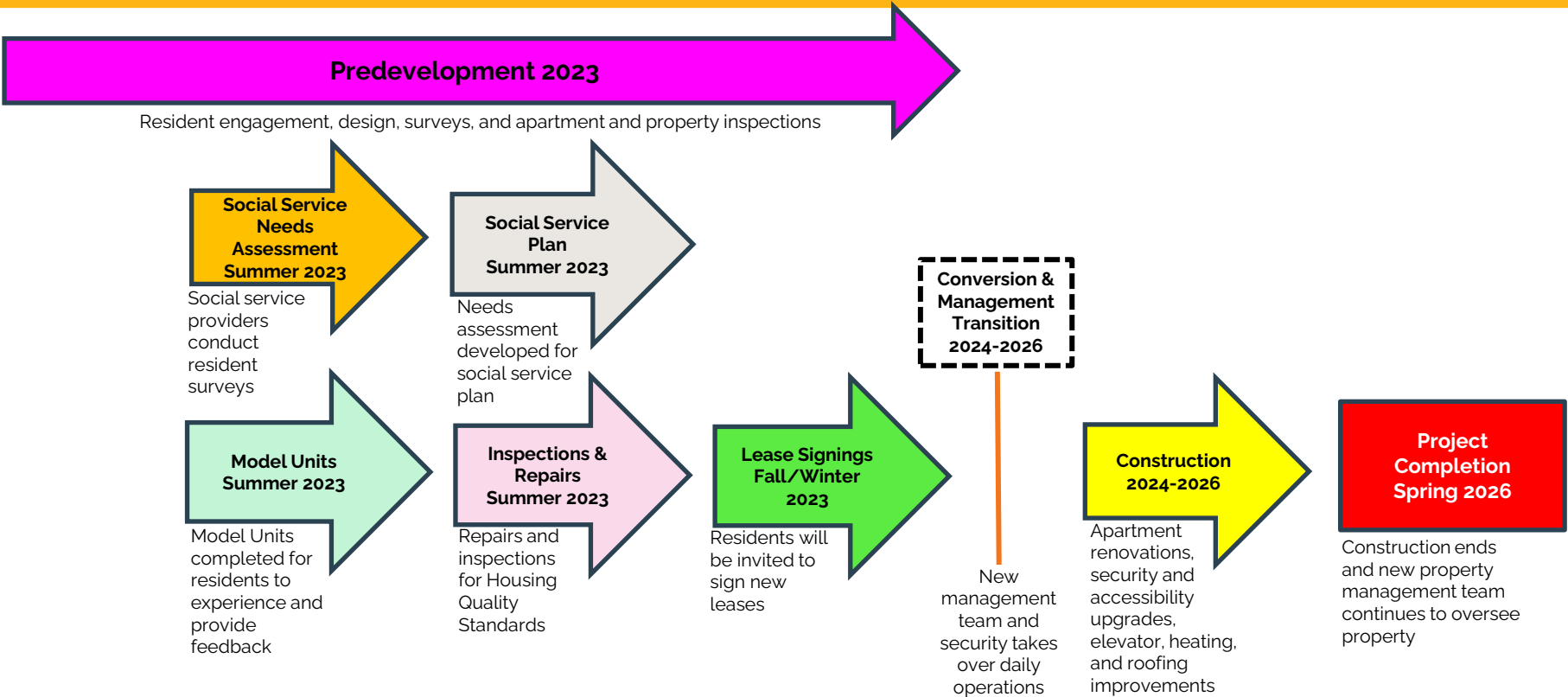
**UAI**  
URBAN ARCHITECTURAL INITIATIVES

**terrain**

**BRIGHT POWER**



# Project Timeline



# Resident Meeting Schedule

Meeting	Topic	Date
1	Project Kickoff: Introduction to PACT Partners	February 2023
<b>2</b>	<b>Unit Inspections/Scope of Work/Design Kickoff</b>	<b>May 2023</b>
3	Design Charrette & Resident Surveys	June 2023
4	HQS Inspections	July/August 2023
5	Leasing Presentation	September 2023
6	Social Service Plan	October 2023
7	Final Design Plans and Local Hiring Presentation	November 2023
8	Transition Plan, Introduction to Management Team, Introduction to Section 8 (co-presented by NYCHA)	December 2023

**PLEASE NOTE: EXACT SCHEDULE SUBJECT TO CHANGE**

# Unit Inspections

## APRIL UPDATE

1. **Lead and asbestos testing underway, as of 3/9**  
*Asbestos/lead inspections are non-invasive and do not require any special health/safety considerations for tenants*
2. **Unit condition survey status, as of 4/27:**
  - a. **Metro North: 142 completed/130 remaining**

## WHAT DO WE EXPECT FROM YOU?

1. **Look out for a flyer on your door with an inspection date**
2. **Make sure an adult is at home at the scheduled time**
3. **If you need to reschedule, please contact us at least 48 hours in advance: (718) 475-4210**



Your HEALTH and SAFETY is our number one priority.

Please be advised that your unit is scheduled for:

### Environmental and existing conditions inspections

on the date identified below. Please ensure that an adult (18 years or older) is present from 8:00 AM – 4:00PM on your assigned inspection date. The inspection will take approximately 90 minutes. If you or an adult designee cannot be present on your assigned inspection date, please contact our office at (718) 475-4210 to reschedule at least 48 hours prior to inspection.

We apologize in advance for this inconvenience and thank you very much for your cooperation as work to prepare for improvements at Gaylord White Houses.

NYCHA's MNP/White PACT Partner will conduct environmental and existing condition inspections in your unit on the date and time below:

**White Building 1 2029 2ND AVENUE Apt 13D on Monday 4/3/2023  
between the hours of 8:00 AM – 4:00PM**

For your safety, all workers will be wearing proper identification that will look like the photo to the right that will clearly identify their name and company.



If you have any questions, concerns, or complaints, please contact NYCHA's MNP/White PACT Partner at [MNPWhitePACT@tcnyc.org](mailto:MNPWhitePACT@tcnyc.org) or (718) 475-4210



Your HEALTH and SAFETY is our number one priority.

# Scope of Work - In Design

## Renovations/Scope

- ❖ We developed 3 possible options for residents to review and provide feedback, and then vote on design

## Apartments

- ❖ **Scope Includes:** New kitchens, bathrooms, windows, floors, doors
- ❖ **Model units:** available Summer 2023

## Sites and Grounds

- ❖ **Scope Includes:** Paved surfaces, landscaping, children's play areas, lighting and security, signage, outdoor seating and recreation areas

## Common and Community Spaces

- ❖ **Scope Includes:** Lobbies, community spaces, security improvements, mailboxes, general beautification

## Buildings Systems

- ❖ **Scope Includes:** Heating/cooling, roofing, plumbing, appliances, lighting, water fixtures, internet/wifi, resiliency

## Environmental and Resiliency

- ❖ **Scope Includes:** remediation of asbestos, lead, and mold, and floodproofing

# Interior Design: Metro North Plaza

## Lobby Concepts

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### Metro North Plaza

***PLEASE NOTE THE FOLLOWING IMAGES ARE FOR INSPIRATIONAL  
PURPOSES ONLY***

OPTION A  
COLOR CONCEPT - COOL BREEZE



**PLEASE NOTE THE FOLLOWING IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY**

OPTION A  
INTERIOR INSPIRATION  
PUBLIC SPACES

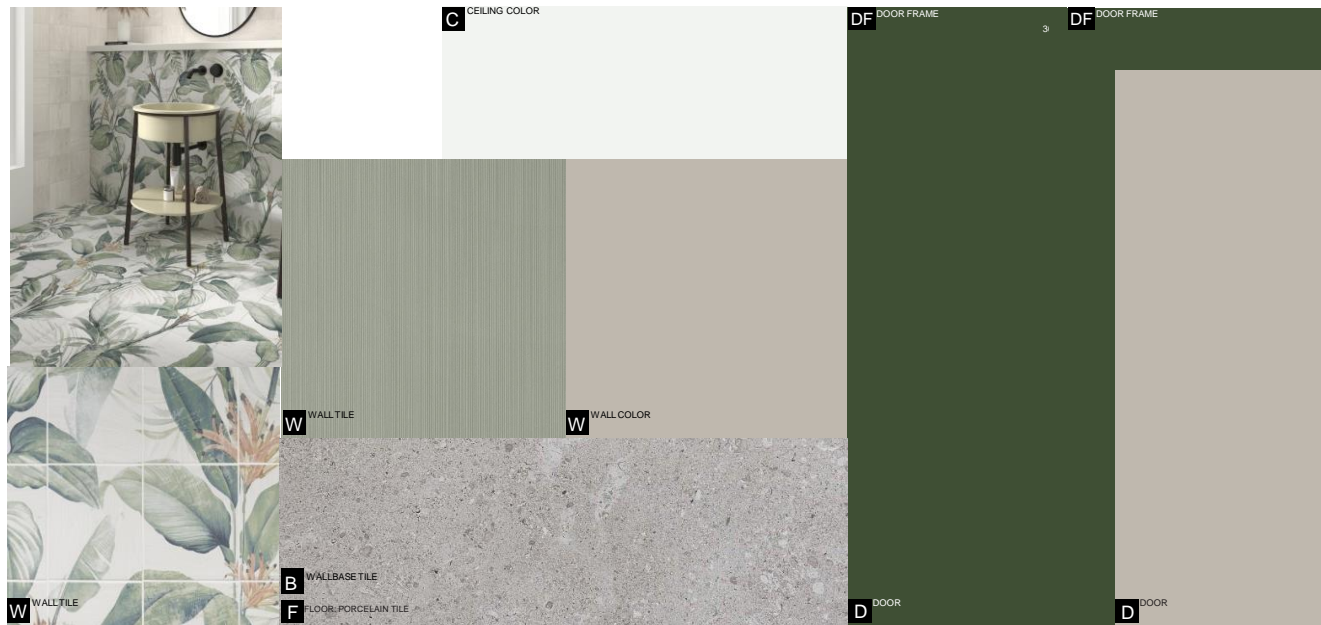


-ROUGH WALL TEXTURES REFERENCE PLANTS AND  
STONE  
-FOCAL POINTS: OVERSIZED PATTERN AND SATURATED  
ACCENT WALL



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OPTION A  
INTERIOR FINISHES  
LOBBY

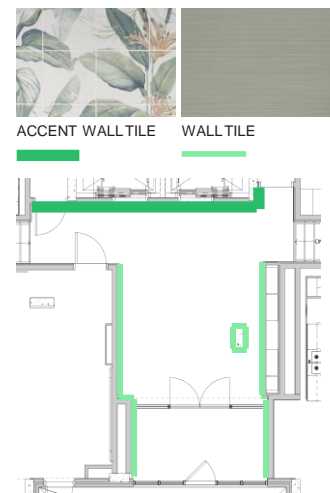


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OPTION B  
COLOR CONCEPT - SUNDANCE



***PLEASE NOTE THE FOLLOWING IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY***

OPTION B

INTERIOR INSPIRATION  
PUBLIC SPACES

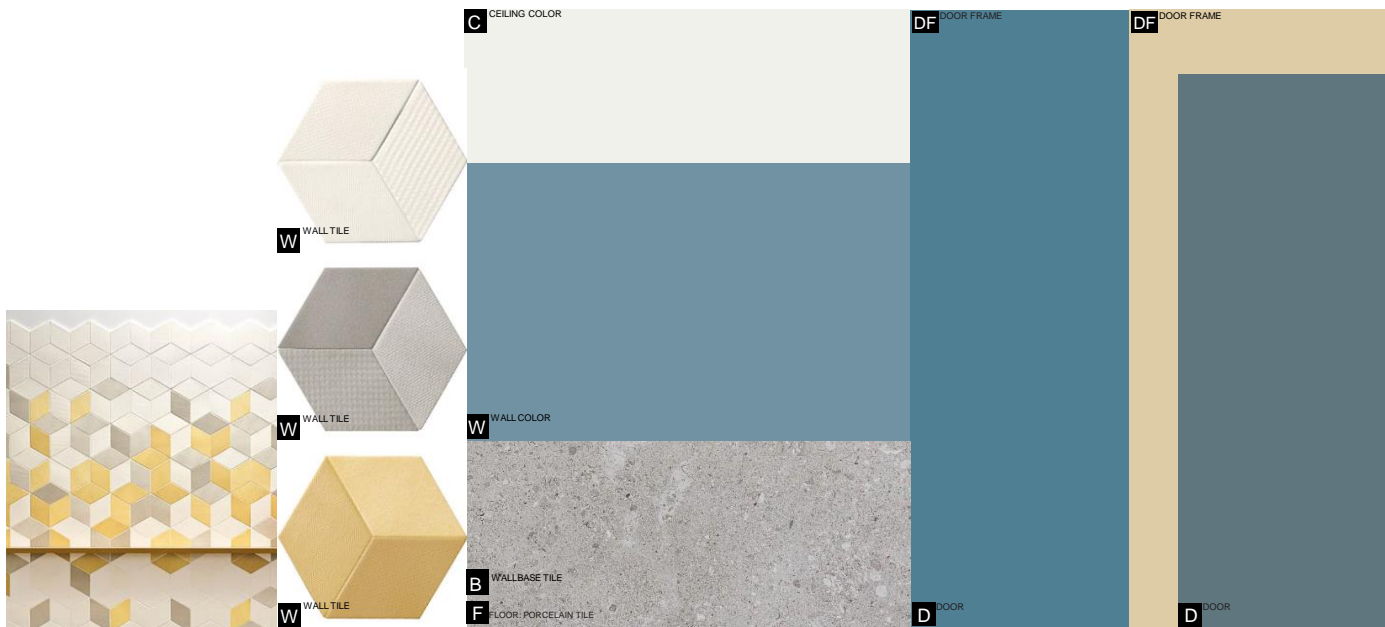


- ACCENT PATTERN ON WALL
- SUBTLE TEXTURE/PATTERN ON FLOOR



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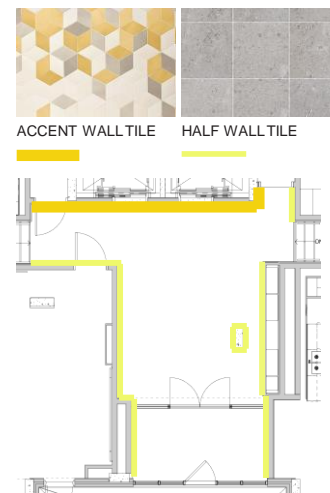
OPTION B  
INTERIOR FINISHES  
LOBBY



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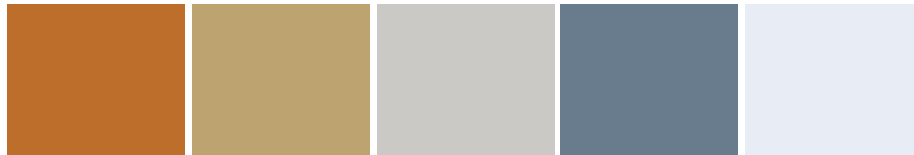


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OPTION C

COLOR CONCEPT - MYSTICAL GLOW



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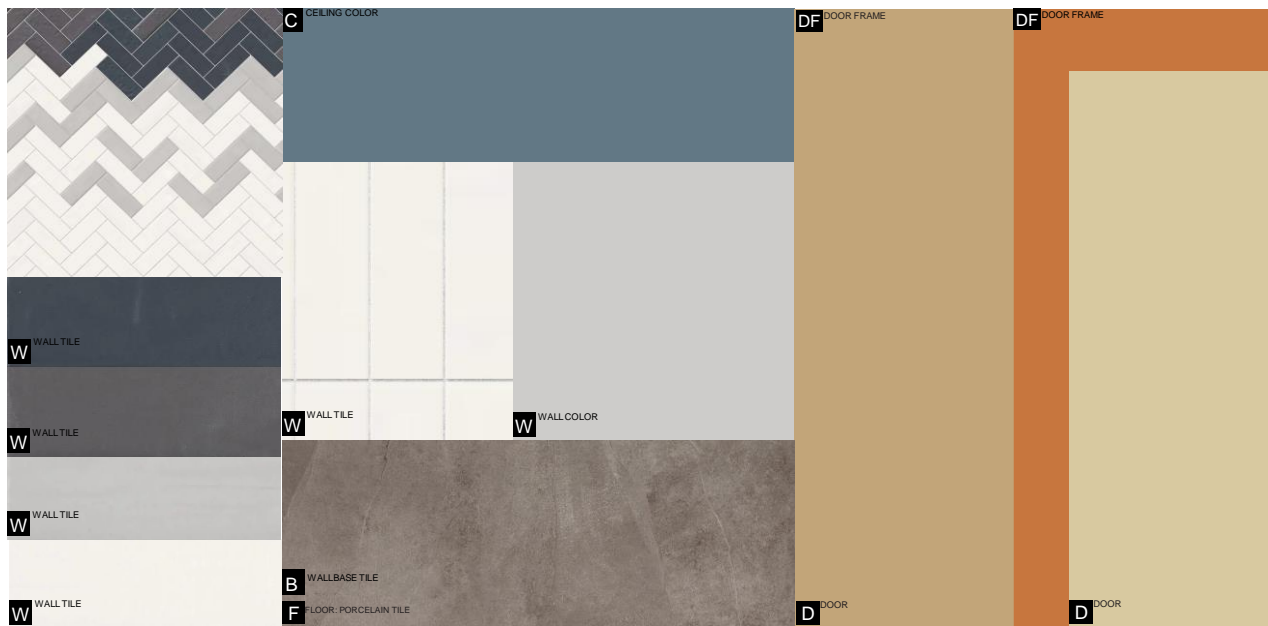


- ACCENT COLOR ON CEILING
- ACCENT TILE PATTERN ABOVE MAIL AREA
- CONCRETE-LOOK FLOOR



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OPTION C  
INTERIOR FINISHES  
LOBBY



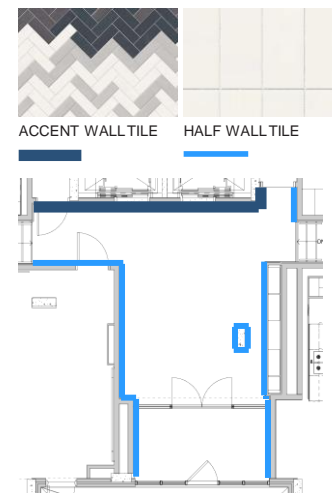
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OPTION C  
INTERIOR RENDERING  
LOBBY



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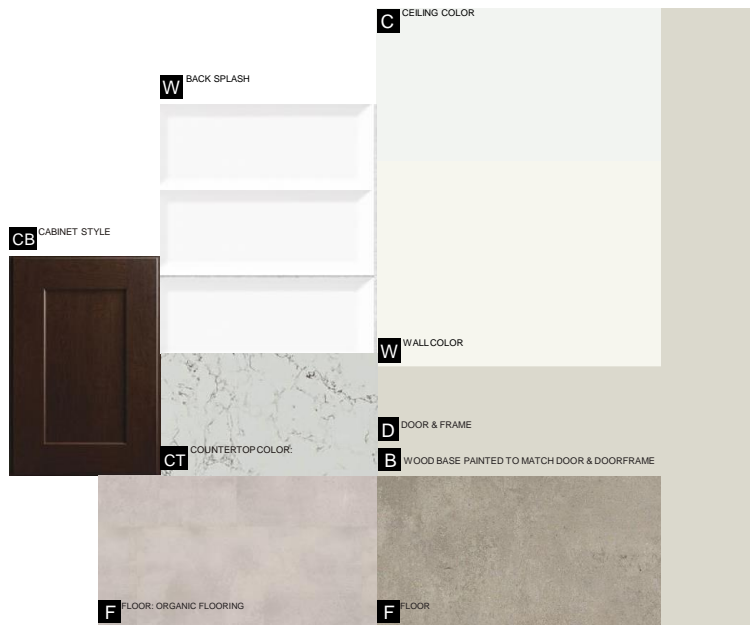
# Interior Design: Metro North Plaza

## Kitchen & Bathroom Concepts

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### Metro North Plaza

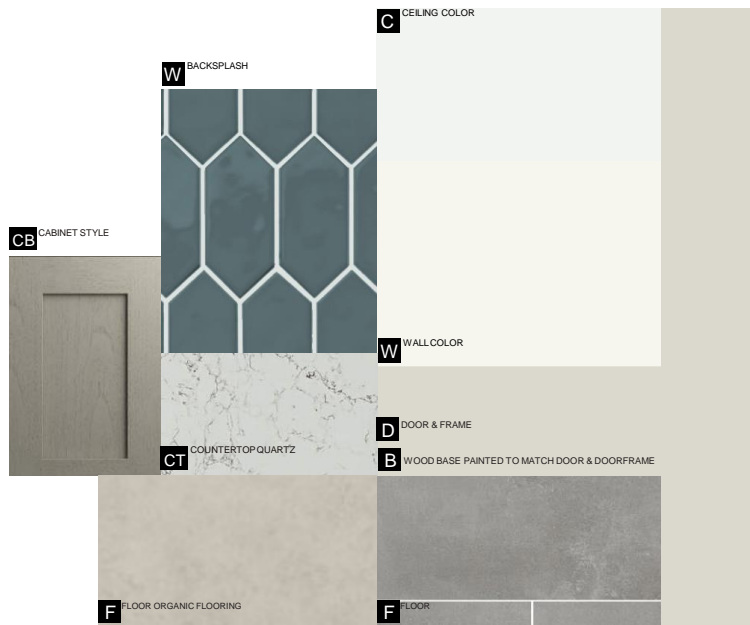
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INTERIOR FINISH

INTERIOR RENDERING

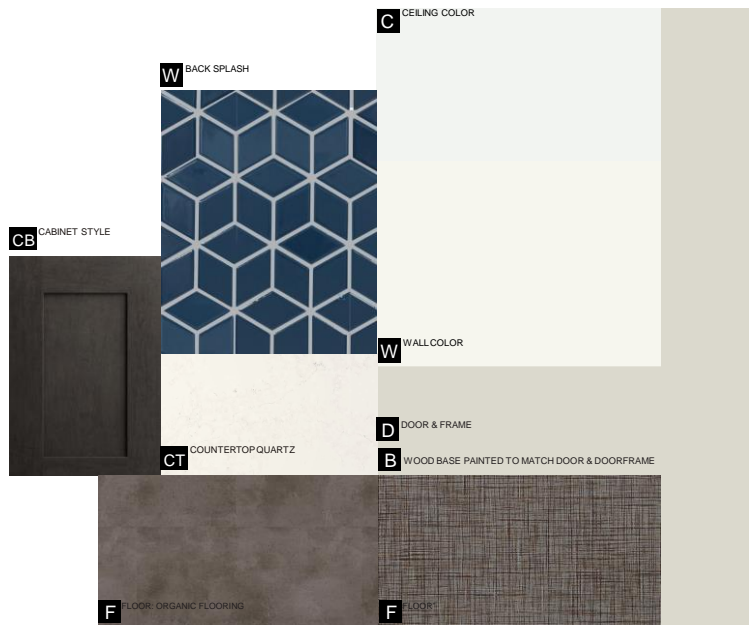
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INTERIOR FINISH

INTERIOR RENDERING

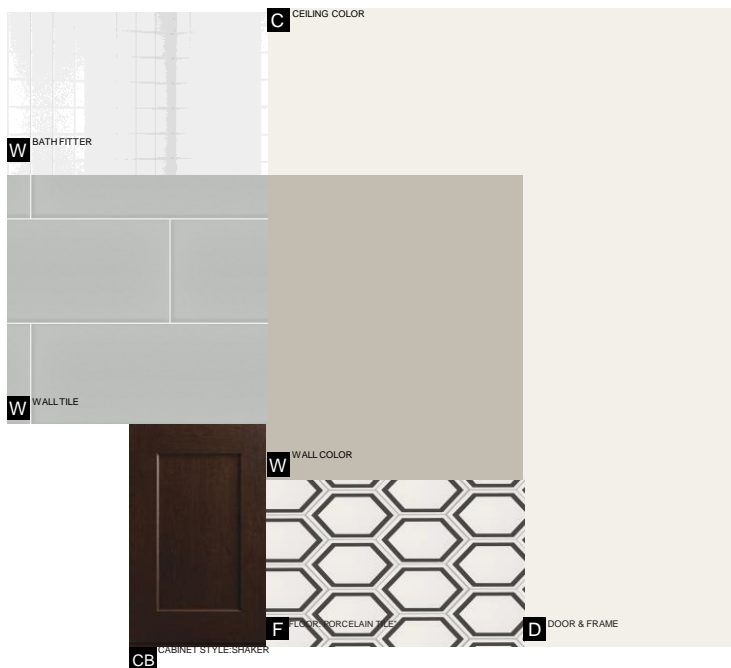
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INTERIOR FINISH

INTERIOR RENDERING

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INTERIOR FINISH

INTERIOR RENDERING

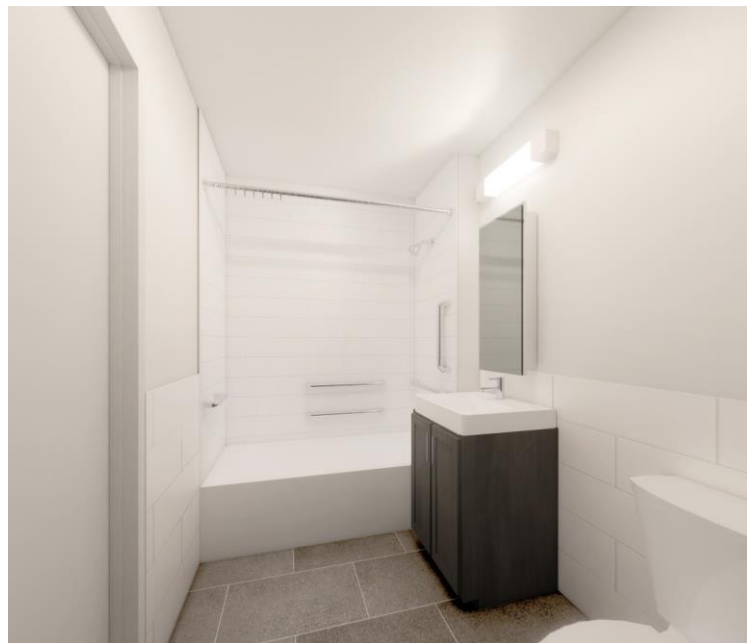
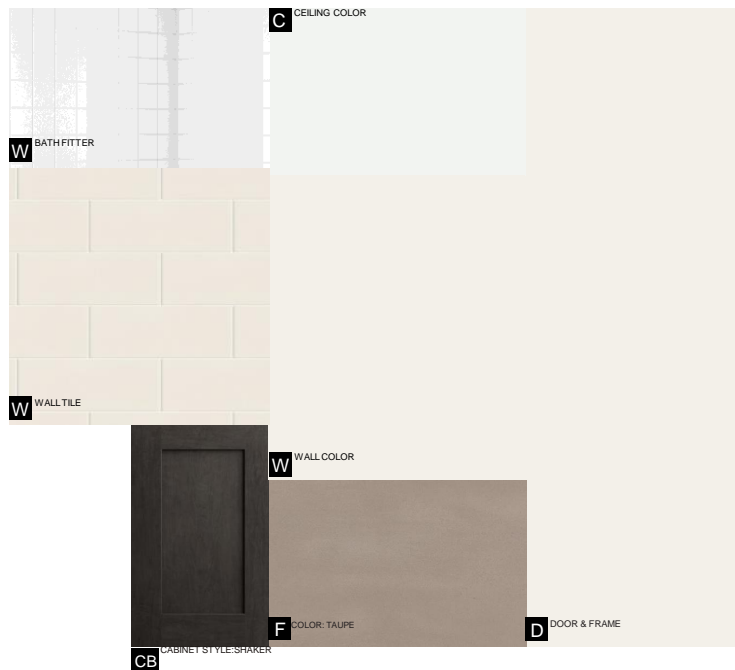
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INTERIOR FINISH

INTERIOR RENDERING

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INTERIOR FINISH

INTERIOR RENDERING

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# Model Unit

- Conceptual designs will be updated based on tenant feedback
- Updated kitchen and bathroom designs will be presented at the May Meeting
- Tenants will vote from three possible options
- Winning design will be built into the model unit



*Model Kitchen and Bathroom at Williamsburg Houses*

# Upcoming Meeting Agenda

- Project Update
- Design Charrette
- Resident Surveys

# PACT Partner Contact Information



For information about MNP/W PACT 10 and upcoming meetings, visit our website or contact us below:

**Website:** [MNPWhitePACT.tcbinc.org](http://MNPWhitePACT.tcbinc.org)

**Email:** [MNPWhitePACT@tcbinc.org](mailto:MNPWhitePACT@tcbinc.org)

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

To learn more about the PACT program, your rights and protections, and other PACT projects visit:

<https://www.nyc.gov/site/nycha/about/pact.page>



PACT Hotline: 212-306-4036

Email: [PACT@NYCHA.NYC.GOV](mailto:PACT@NYCHA.NYC.GOV)

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

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

*Please note: Day-to-day management and repair issues should be directed to NYCHA until conversion.*

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

# Questions and Answers

