



# MNP/W PACT PARTNER

## Design Charrette and Resident Needs Assessment

MAY 24, 2023 at 1:00 PM

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

PRESENTED BY:

THE COMMUNITY  
BUILDERS

ASCENDANT  
NEIGHBORHOOD DEVELOPMENT

BUILDING  
HOMES,  
RAISING UP  
COMMUNITIES

MDG  
DEVELOPMENT  
MANAGEMENT  
CONSTRUCTION

WAVECREST  
MANAGEMENT



# AGENDA

- What is PACT
- Who We Are
- Unit Inspections
- Resident Needs Assessment
- Design Charrette
- 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.



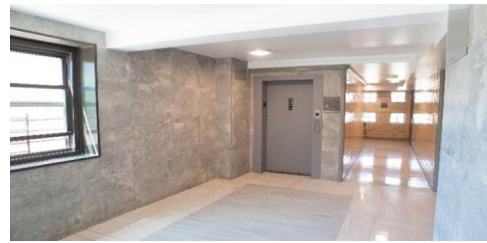
*Renovated apartment at Twin Parks West*



*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

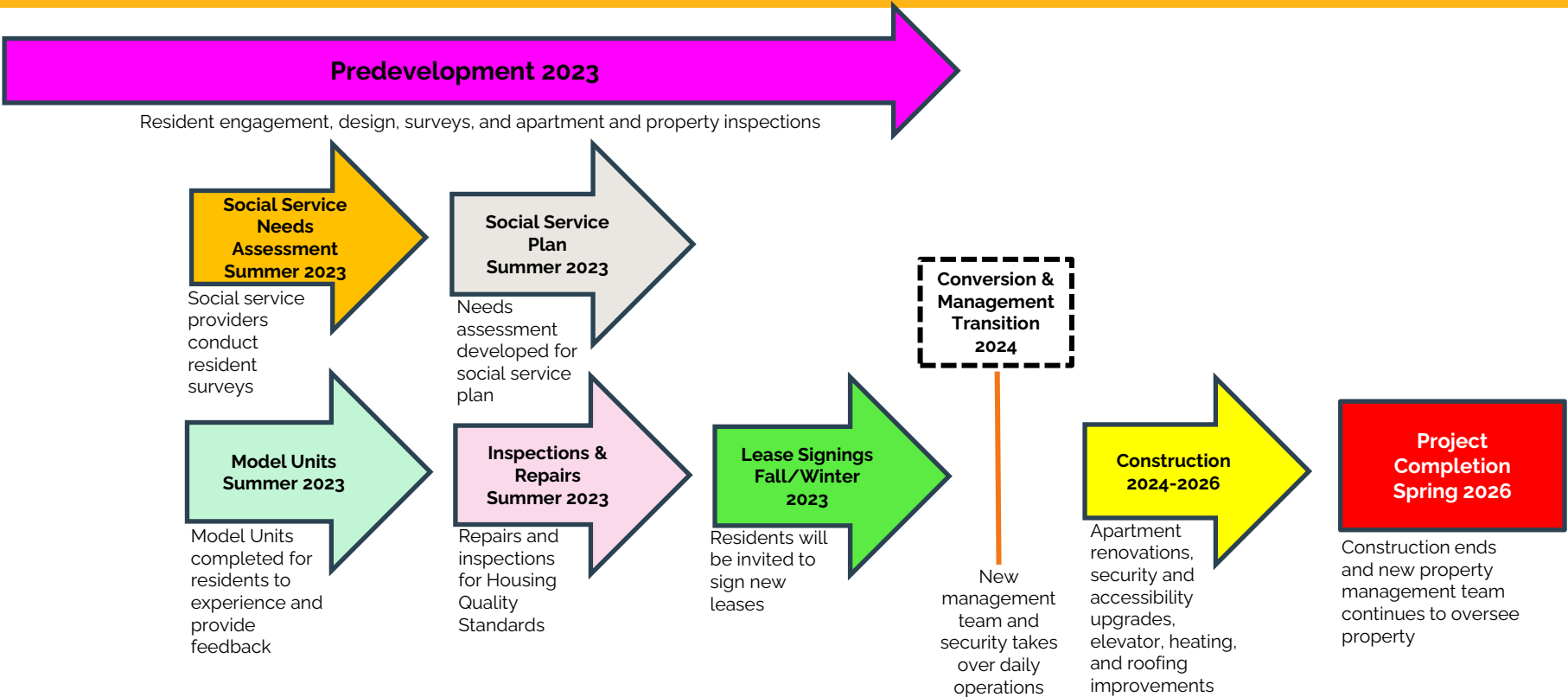
**UAI**  
URBAN ARCHITECTURAL INITIATIVES

**terrain**

**BRIGHT POWER**



# Project Timeline



# Resident Meeting Schedule

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

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

# Unit Inspections

## MAY 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 5/17:**
  - a. **White: Completed** ✓

## 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@tcbinc.org](mailto:MNPWhitePACT@tcbinc.org) or (718) 475-4210



Your **HEALTH** and **SAFETY** is our number one priority.

# Resident Needs Assessment

## Social Service Needs Assessment Team



# Resident Needs Assessment

## What is a Resident Needs Assessment?

- Collects resident feedback on service, resource, and programming needs
- Informs the creation of the Social Services Plan and selection of any additional social service providers
- Aims to collect information on household demographics, as well as other programming and services provided in the surrounding neighborhood

***Please note: Personal information will not be shared with anyone outside of the PACT Partners and is intended only for purposes of follow-up and survey-tracking.***

**MNP/W  
PACT**

**METRO NORTH PLAZA  
AND  
GAYLORD WHITE HOUSES**

**RESIDENT SURVEY**

Thank you for taking the time to participate in this survey.

I. We are interested in hearing your thoughts about where you live.

Overall, how satisfied are you living in your development?

☐ Very satisfied  
☐ Somewhat satisfied  
☐ Somewhat dissatisfied  
☐ Very dissatisfied

Right now, how likely are you to recommend your development to the following people as a good place to live?

	Definitely would	Probably would	Probably would not	Definitely would not
Adults who have no children living with them	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Families with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seniors living alone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

How much do you feel that neighbors in your building can count on each other when they need help?

☐ A great deal  
☐ A fair amount  
☐ A little  
☐ Not at all

# Resident Needs Assessment

## How We Will Engage Residents

- Tabling in lobbies
- Door-to-door surveys, tagging along with inspection team

Respondents will be entered into a raffle for prizes.

*Please note: Prizes to be determined.*

# Design Charrette

## Station 1: Interiors

- Vote on kitchen and bath to include in the model unit

## Station 2: Common Spaces

- Vote on lobby direction
- TA Space

## Station 3: Exterior – Landscaping Questionnaire

## Station 4: Exterior – Landscape Design Charrette

## Station 5: Branding – Gaylord White Houses Logo and Public Art

# Upcoming Meeting Agenda

- Project Update
- HQS Inspections
- Design Charrette Follow-Up



# 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

