



MNP/W PACT PARTNER

Design Charrette Results and Housing Quality Standards

June 28, 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

W
WAVECREST
MANAGEMENT

terrain



AGENDA

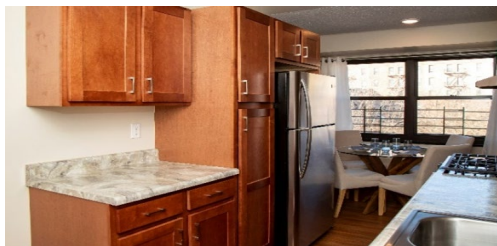
- What is PACT
- Who We Are
- Resident Needs Assessment Status
- Design Charrette Results
- Housing Quality Standards Inspections
- Upcoming Meeting Agenda
- Questions & Answers

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.



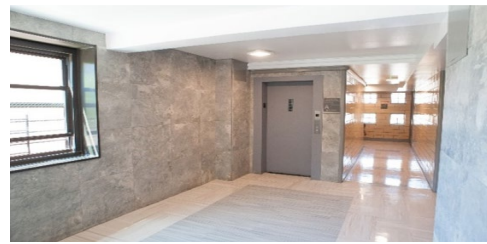
Renovated apartment at Twin Parks West



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
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MDG
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CONSTRUCTION

WAVECREST
MANAGEMENT

Architects, Landscape Architect, and Sustainability Consultant

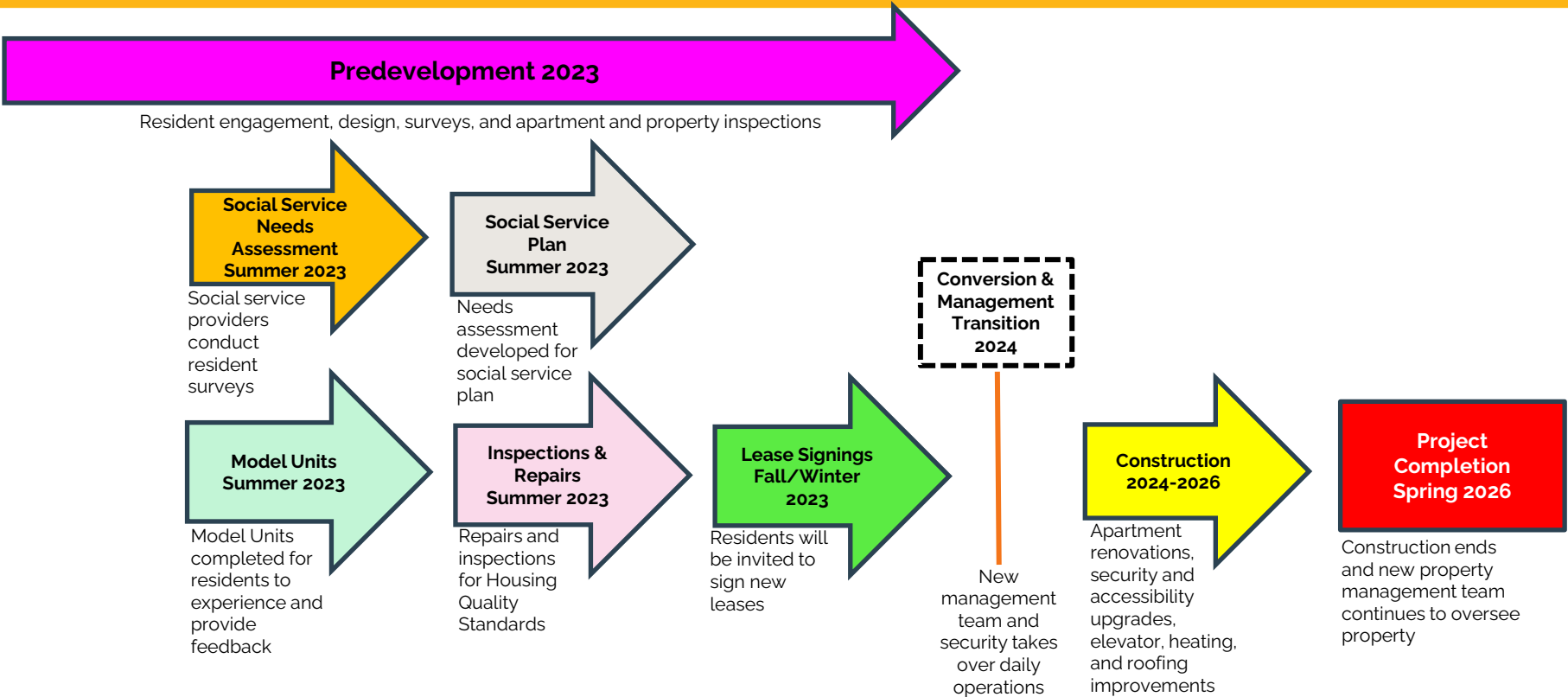
**PAUL A.
CASTRUCCI,
ARCHITECTS**
PASSIVE HOUSE DESIGN FIRM

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
3	Design Charrette & Resident Surveys	May 2023
4	HQS Inspections & Design Charrette Follow-Up	June 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

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
- Your responses are voluntary but appreciated to ensure that we can provide the best possible services to the building
- Survey can be filled out with PACT partner or on your own

Current Status and Schedule

- Survey collection starting soon!
- LSA/AAFE will begin by tabling in the lobby during the day
- Surveys will also occur on some nights and weekends
- Surveyors will also walk the building to meet residents

**MNP/W
PACT**

METRO NORTH PLAZA AND GAYLORD WHITE HOUSES SITES

RESIDENT SURVEY

YOUR RESPONSES ARE CONFIDENTIAL AND ARE SOLELY FOR THE PURPOSE OF UNDERSTANDING
RESIDENT OPINIONS ABOUT SOCIAL SERVICES PROVIDED AT YOUR DEVELOPMENT.

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

PART I. Contact

The PACT Partner Team will be conducting more inspections and repairs in apartments to prepare for Housing Quality Standard (HQS) repairs. Please let us know how best to reach you for scheduling. This information is optional to provide and will not be shared with anyone outside the development team.

Name: _____

Address: _____ Apartment number: _____

Who should we contact to coordinate with your household?

Best Phone Number to use: _____

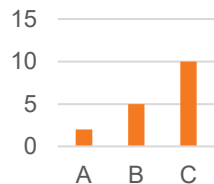
Best Email to use: _____

Best time to Contact: ☐ Morning ☐ Afternoon ☐ Evening

Design Charrette Results- Apartment Interiors



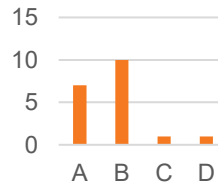
Kitchen



- Gray tone cabinets
- Tri-tone backsplash
- Light countertop
- Light floors



Bathroom

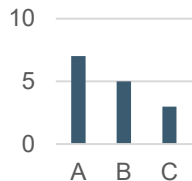


- White walls
- Gray wall tile
- Stacked pattern
- Dark floors

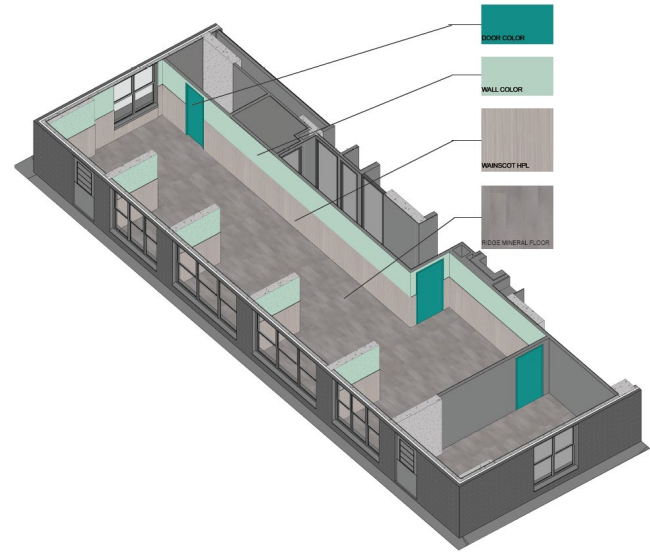
Design Charrette Results- Common Areas



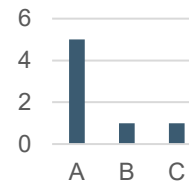
Lobby



- Wallpaper accent wall
- Green and blue accent paint
- Dark colored mailbox surround



TA Space



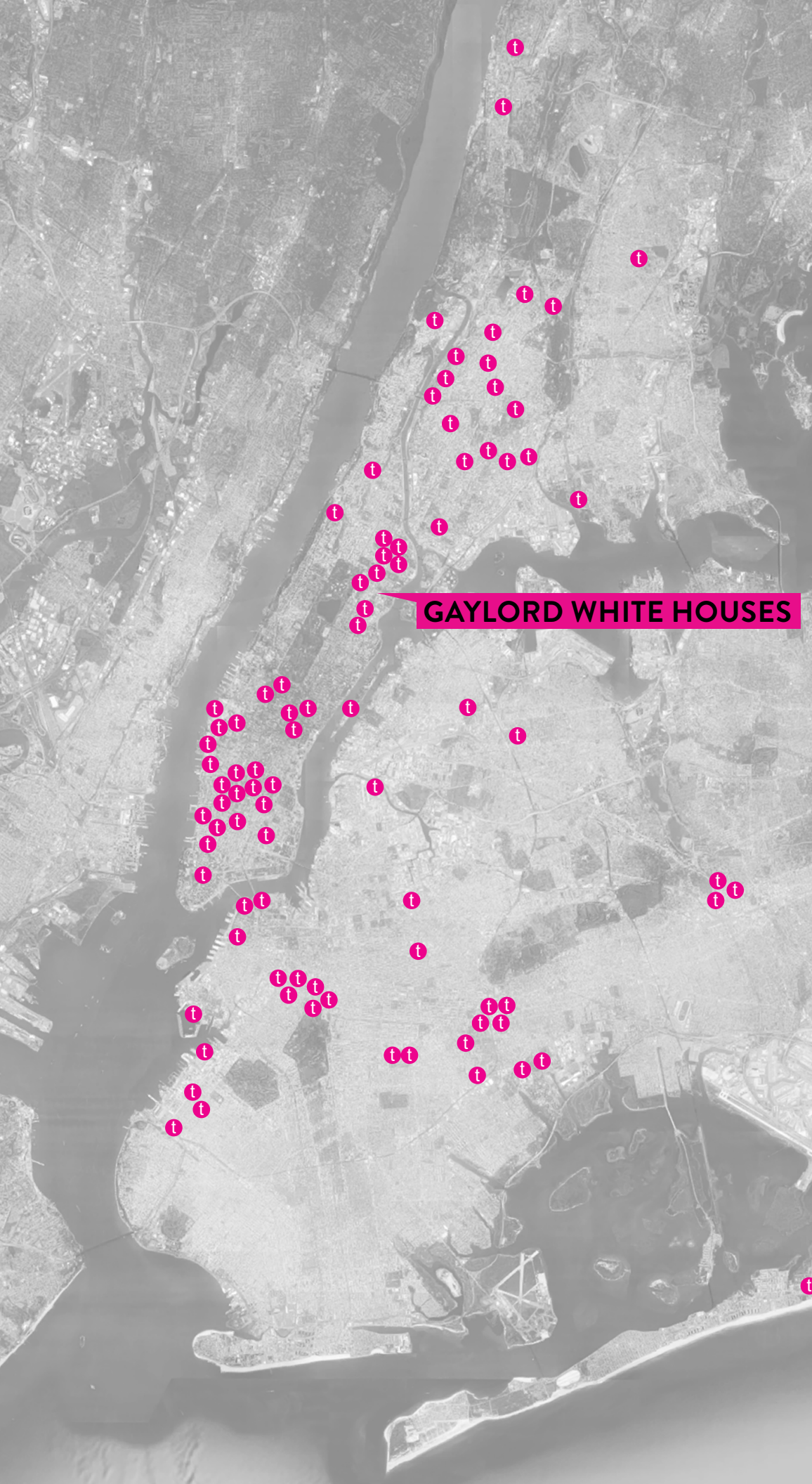
- Green accent paint
- Light gray wainscot
- Medium gray flooring



GAYLORD WHITE HOUSES

Landscape Design Charrette Follow-Up
June 28, 2023

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INTRODUCTION OF THE TERRAIN TEAM

- Introduce the firm and role on the project
- Review existing site conditions & concerns

COMMUNITY DESIGN CHARRETTE REVIEW

- Summary of feedback from workshop and surveys from the May 24, 2023 White Houses design charrette
- Landscape Questionnaire QR Code

EXISTING CONDITIONS AND PRECEDENTS

- Existing images and potential landscape precedents

 completed project by terrain-NYC



INTRODUCTION

EAST CLARKE PLACE SENIOR RESIDENCES, THE BRONX
SAMPLE PROJECT FOR ILLUSTRATIVE PURPOSES ONLY

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INTRODUCTION



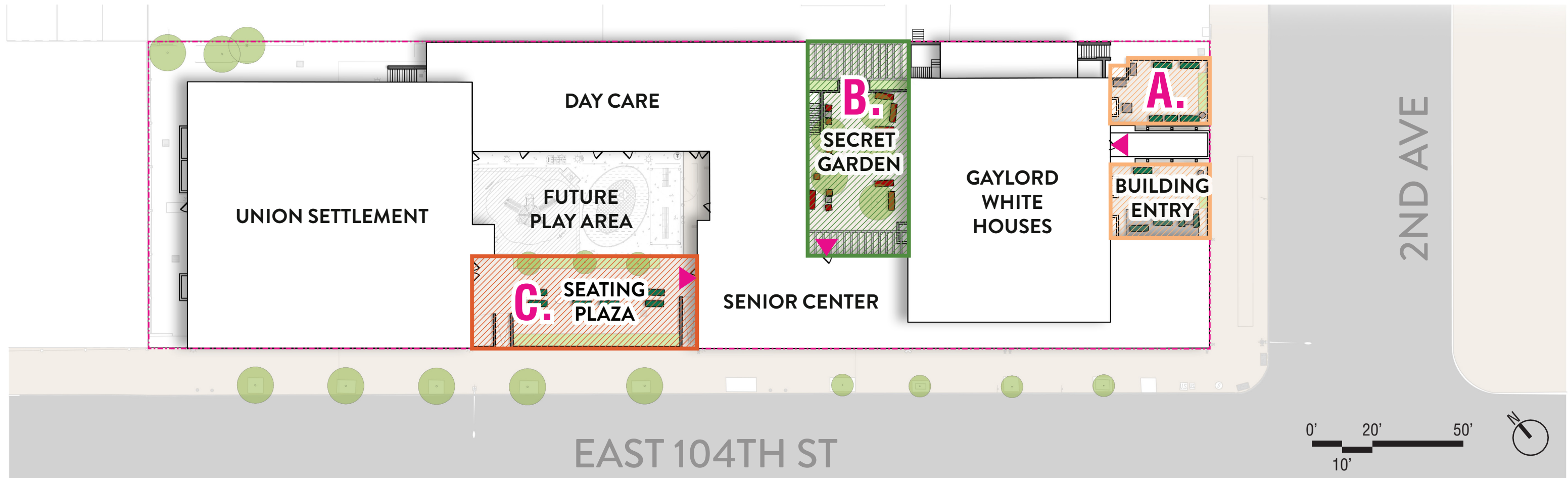
LUDLOW SENIOR HOUSING, THE BRONX
SAMPLE PROJECT FOR ILLUSTRATIVE PURPOSES ONLY

terrain | WHITE HOUSES

SITE OVERVIEW

EXISTING SITE CONDITIONS

- Completed in 1964
- 0.81 acre site
- 20-story building
- Senior housing
- Union Settlement Community Center
- Union Settlement Day Care
- 248 apartments
- 263 resident population





MAY 24, 2023
WHITE HOUSES DESIGN CHARRETTE

HERE’S WHAT WE HEARD

COMMON FEEDBACK

- Residents often use the entry seating
- Residents use the trash and recycling
- Most residents walk or use public transit as their main form of transportation
- Some residents prefer to visit nearby parks

DESIRED IMPROVEMENTS

- More benches and tables
- More variety in seating options for groups and individuals
- More accessible & comfortable seating
- Improved security against non-resident entry
- Improved and more consistent lighting
- Added shaded or covered areas
- More flowering trees and perennial plantings
- Repair paving
- Improved waste management



COMMON FEEDBACK

- Access is limited to senior center users
- Not many residents say they visit the Secret Garden
- Personal productive gardening plots are used

DESIRED IMPROVEMENTS

- More variety in seating options
- More accessible & comfortable seating
- More flowering plants
- Added senior fitness equipment
- Repair paving
- Added barbecue area



COMMON FEEDBACK

- Many residents spend time at the seating plaza along E 104th Street
- Some residents visit the Harvest Home Farmers Market nearby

DESIRED IMPROVEMENTS

- More benches and tables
- More variety in seating options for groups and individuals
- More accessible & comfortable seating
- Improved and more consistent lighting
- More flowering trees and perennial plantings



SITE IMPROVEMENTS
BUILDING ENTRY



EXISTING CONDITIONS
POTENTIAL DESIGN IDEAS



- ENHANCED PLANTINGS AND PAVING AT ENTRANCES

- OPTIONS FOR SOCIAL SEATING
- ENHANCED VARIETY OF SEATING AT PLAZAS

- NEW SHADE STRUCTURE
- MORE ORGANIZED WASTE MANAGEMENT

SITE IMPROVEMENTS
SECRET GARDEN



EXISTING CONDITIONS
POTENTIAL DESIGN IDEAS



- ACCESSIBLE RAISED PLANTERS FOR PRODUCTIVE GARDENING

- INTRODUCTION OF MULTI-USE LANDSCAPE FEATURES

- FITNESS EQUIPMENT FOR MULTI-GENERATIONAL ACTIVE USE

SITE IMPROVEMENTS
SEATING PLAZA



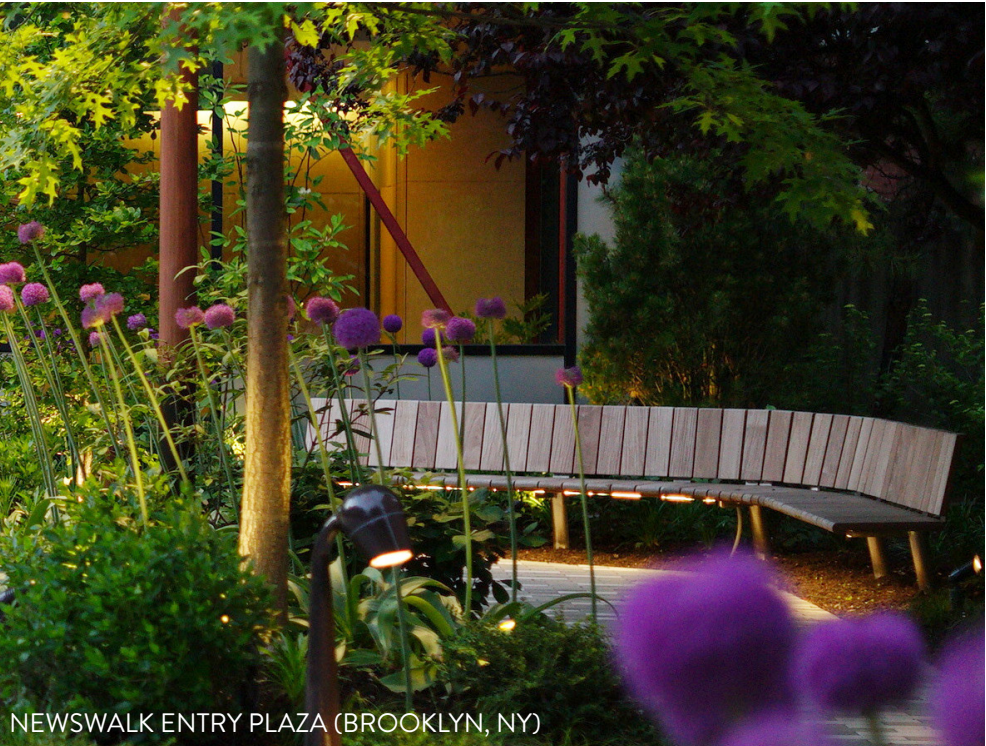
EXISTING CONDITIONS
POTENTIAL DESIGN IDEAS



- VARIETY OF SEATING FOR GROUPS AND INDIVIDUALS



- ENHANCED PLANTINGS AT PLAZA
- ADDED SEASONAL INTEREST PLANTINGS



- ENHANCED GARDEN FEELING

THANK YOU!

LANDSCAPE QUESTIONNAIRE SURVEY CODE

ENGLISH



[https://www.surveymonkey.com/r/](https://www.surveymonkey.com/r/W3YZJF9)

W3YZJF9

SCAN QR CODE
TO FILL OUT
SURVEY ONLINE

ESPAÑOL



[https://www.surveymonkey.com/r/](https://www.surveymonkey.com/r/PPKHWR6)

PPKHWR6

ESCANEE EL CÓDIGO
QR PARA RELLENAR
LAS ENCUESTAS EN
LÍNEA

繁體中文



[https://www.surveymonkey.com/r/](https://www.surveymonkey.com/r/W53FPLN)

W53FPLN

掃描二維碼
線上填寫調查

简体中文



[https://www.surveymonkey.com/r/](https://www.surveymonkey.com/r/W6HFK2D)

W6HFK2D

扫描二维码
在线填写调查

Housing Quality Standards (HQS) Inspections & Repairs

- Room by room inspection of your unit to ensure it is “decent, safe, and sanitary.”
 - Ceilings, walls, windows, and floors must be in good conditions and free of cracks, holes, chipping paint, etc.
 - All plumbing and electric fixtures/appliances must be installed and working
 - Working smoke and carbon monoxide detectors must be installed
- Three step process
 - Initial Inspection by PACT partners
 - Repairs by PACT Partners
 - HUD Inspection
- Required before Section 8 conversion and start of renovation work
- Inspections will be annual after conversion

Unit Inspections- HQS

WHAT SHOULD YOU EXPECT FROM US?

1. Inspections are scheduled to begin in September
2. Residents will be notified at least 1 week in advance
3. Inspectors will wear proper identification
4. Inspections will be thorough and efficient to minimize disruption

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:

Housing Quality Standards 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 Housing Quality Standards 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 or (718) 475-4210



Your HEALTH and SAFETY is our number one priority.

Upcoming Meeting Information

- See you at Family Day!
- Next Full PACT Meeting
 - Scheduled for September 27
 - Agenda
 - Project Update
 - Leasing Presentation

PACT Partner Contact Information

MNP/W P A C T

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

Website: MNPWhitePACT.tcbinc.org
Email: 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
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

