



# MNP/W PACT PARTNER

## Leasing Presentation

September 27, 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
- Leasing Presentation
- 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.



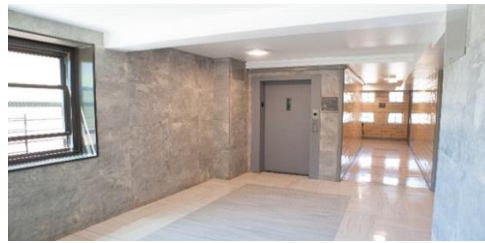
*Renovated apartment at Twin Parks West*



*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

## Predevelopment 2023/2024

Resident engagement, design, surveys, and apartment and property inspections

### Social Service Needs Assessment Summer 2023

Social service providers conduct resident surveys

### Unit Inspections Summer 2023

Inspect units and common areas for mold, lead, asbestos. Perform due diligence on existing building systems.

### Social Service Plan Fall 2023

Needs assessment developed for social service plan

### Model Units Fall 2023

Model Units completed for residents to experience and provide feedback

### Lease Signings Winter 2023/2024

Residents will be invited to sign new leases

### Conversion & Management Transition 2024

New management and security teams take over daily operations

### Construction 2024-2026

Apartment renovations, security and accessibility upgrades, elevator, heating, and roofing improvements

### Project Completion Spring 2026

Construction ends and new property management team continues to operate property

# 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             |
| <b>5</b> | <b>Introduction to Management Team and Leasing</b>                 | <b>September 2023</b> |
| 6        | Leasing Presentation   | October 2023          |
| 7        | Social Service Plan  | November 2023         |
| 8        | Final Design Plans   | January 2024          |
| 9        | Local Hiring Presentation  | February 2024         |
| 10       | Transition Plan, Introduction to Section 8 (co-presented by NYCHA) | March 2024            |

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

# 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

Gaylord White Houses: over 40% complete  
Metro North Plaza: over 35% complete

- LSA/AAFE door knocking and tabling in 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: \_\_\_\_\_

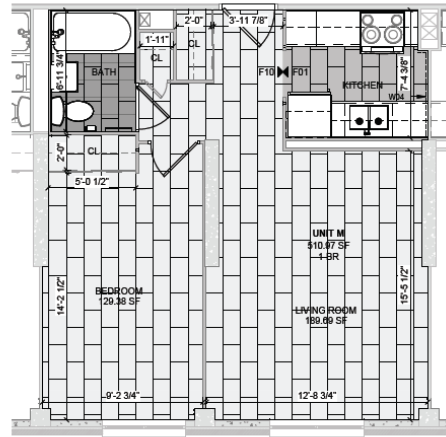
Best Email to use: \_\_\_\_\_

Best time to Contact: ☐ Morning ☐ Afternoon ☐ Evening

# What's Happening On Site

## Site inspections In Progress

- Facades
- Plumbing
- Environmental
  - Asbestos
  - Lead
  - Mold
  - Radon



② MOCK UP UNIT 3M, ENLARGED UNIT FINISH PLAN  
1/4" = 1'-0"



## Mock-up Unit Under Construction

# Introduction to Property Management Team

Upon conversion, Wavecrest Management will become the managing agent for Gaylord White Houses.

You may be familiar with some of our team members that are currently at the site.

Wavecrest team members can be identified by ID cards and/or apparel featuring this logo:



**Ray Nolasco**  
Property Manager



**Josh Lu**  
Housing Compliance Manager

# Management Transition Overview

- ❑ **As part of the PACT conversion, all residents must sign new leases**
- ❑ Gaylord White residents will transition from Section 9 (public housing) to Section 8
- ❑ NYCHA Leased Housing will:
  - ✓ Recertify residents
  - ✓ Determine the resident monthly rent portion
  - ✓ Process Section 8 vouchers
  - ✓ Process requests to add/remove household members through the NYCHA Self-Service Portal
- ❑ Wavecrest team members will be able to assist residents with the portal at our site office.
- ❑ Repairs, rent payments, etc. will transition to the new property management team: Wavecrest Management

# Management Transition – New Leases Overview

- ❑ Current Gaylord White residents, on the lease, will automatically qualify for Section 8 through the PACT program
- ❑ Tenant Rent portion will remain at 30% of adjusted gross household income
- ❑ Tenants who are paying a flat rent will have their rents increased to 30% over a five-year phase-in period
- ❑ Residents will sign a 1-year lease and be granted an automatic renewal upon annual recertification
- ❑ Utility & air-conditioning surcharges will remain the same
- ❑ New residents to Gaylord White Houses will come from NYCHA Section 8 waitlists, which are administered by NYCHA Section 8 Leased Housing

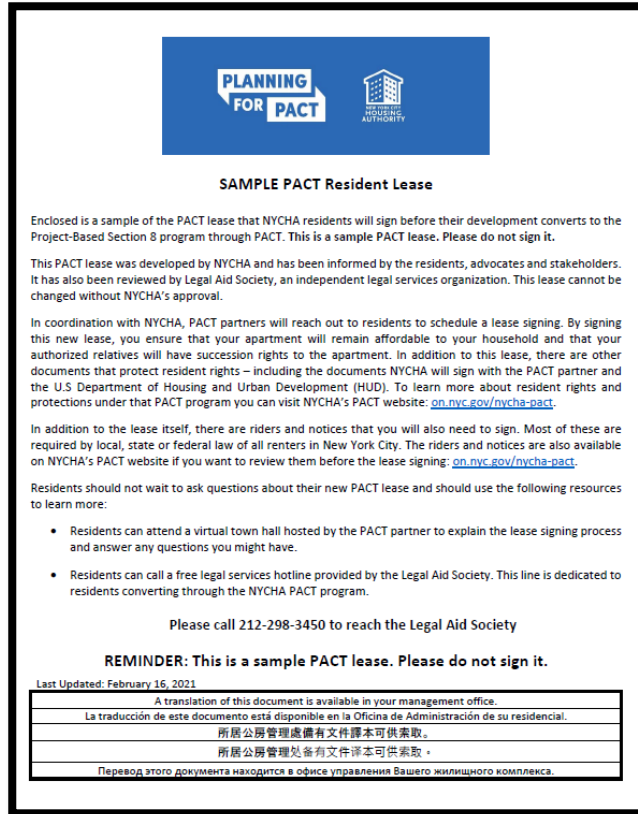
# Preparing for the Transition – Lease Signings

At lease signing, the following paperwork will be required:

- ☐ Government-Issued Photo ID for all household members, 18 and over
  - *Examples: Driver's License, Non-Drivers License, Permit, Passport*
- ☐ Social Security Card for all household members
- ☐ Birth Certificates for all household members
- ☐ Pet and/or Washing Machine registration documents
- ☐ Reasonable Accommodation requests & supporting documents
- ☐ Any special requests you would like our construction partners, MDG, to note



# Management Transition - Lease Signing Timeline



- ❑ **Late November 2023** - Sample copies of the new leases will be distributed in advance and uploaded to our website
  - This is a sample, do not sign. These are for review only.
  - Appointments will be made for actual signing of lease
- ❑ We will also have a dedicated Legal Aid hotline for Gaylord White residents as another layer of support
  - **Legal Aid Hotline:** (212)298-3450
  - The team at Legal Aid can help answer any questions or concerns you may have about the lease agreement – *free of charge!*

# Management Transition - Lease Signing Timeline

- ❑ **December 2023** - We will host an in-depth meeting about leases
  - Please encourage any friends, neighbors, or family at Gaylord White Houses to participate
  
- ❑ **January 2024** - Appointments will be made to facilitate lease signings at our site office (exact location – TBA)
  - Copies of the lease will be distributed to all households for your review prior to your appointment
  - Copies will also be made available on our website
  - You may also call us to request a copy during this time
  - Wavecrest team will schedule appointments at a time that is convenient for residents
  - If necessary, we will make home-visits to accommodate resident needs

# Wavecrest Contact Information

We are in the process of locating a space on site to use as our temporary management office.

In the meantime, you may contact us by telephone: (718)475-4210

**OR**

Send us an email:

[GaylordWhite@twmt.net](mailto:GaylordWhite@twmt.net)

We look forward to answering any questions or concerns you may have about the PACT conversion!

**Please Note:** *current property management and repair issues should be directed to NYCHA until the conversion.*

# Upcoming Meeting Information

- ❑ Next PACT Meeting
  - ❑ October 25<sup>th</sup>
  - ❑ Agenda
    - ❑ Project Update
    - ❑ Lease Details

# 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](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**

# Frequently Asked Questions

## ➤ **Do residents have to qualify for Section 8?**

Under the PACT program all current residents automatically qualify for Section 8.

## ➤ **During the repairs, where will the tenants go?**

The repairs and renovations are anticipated to be tenant in place throughout the process. Hospitality suites will be provided as a respite during working hours.

## ➤ **How will the property be secured from passersby and late-night disturbances?**

While some of the public-facing outdoor areas will remain, we will secure the complex through thoughtful design and new security features such as cameras and lighting.

## ➤ **What will be done about the pest control and trash problems?**

Waste management is a priority in the design process and will be an active part of the new management to maintain.

# Questions and Answers

