



MNP/W PACT PARTNER

Leasing Presentation

October 4, 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

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.



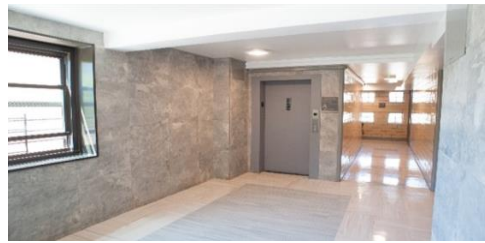
Renovated apartment at Twin Parks West



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

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NEIGHBORHOOD DEVELOPMENT

BUILDING
HOMES,
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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
5	Introduction to Management Team and Leasing	October 2023
6	Leasing Presentation	November 2023
7	Social Service Plan	December 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 44% complete
Metro North Plaza: over 46% 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: _____

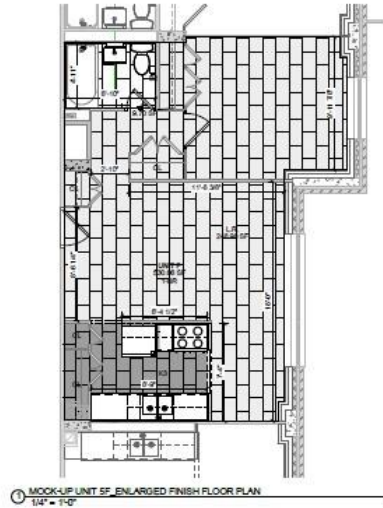
Best Email to use: _____

Best time to Contact: ☐ Morning ☐ Afternoon ☐ Evening

What's Happening On Site

Site inspections In Progress

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



Mock-up Unit Under Construction

Introduction to Property Management Team

Upon conversion, Wavecrest Management will become the managing agent for Metro North Plaza.

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**
- ❑ Metro North 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

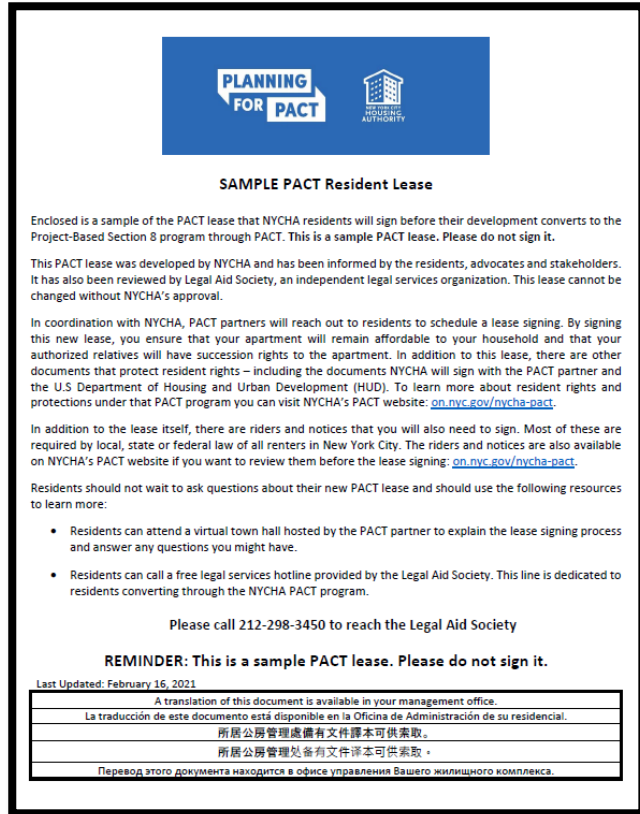
- ❑ Current Metro North residents, on the lease, will automatically qualify for Section 8 through the PACT program
- ❑ Tenant Rent portion will remain at 30% of adjusted gross household income
- ❑ Tenants who are paying a flat rent will have their rents increased to 30% over a five-year phase-in period
- ❑ 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 Metro North Plaza 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 Metro North 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 Metro North Plaza 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:

MetroNorth@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
 - ❑ November 1st
 - ❑ Agenda
 - ❑ Project Update
 - ❑ Lease Details

PACT Partner Contact Information

MNP/W PACT

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

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

