



MNP/W PACT PARTNER

Scope Updates

April 17, 2024 at 1:00 PM

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

PRESENTED BY:

THE COMMUNITY
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

W
WAVECREST
MANAGEMENT

terrain



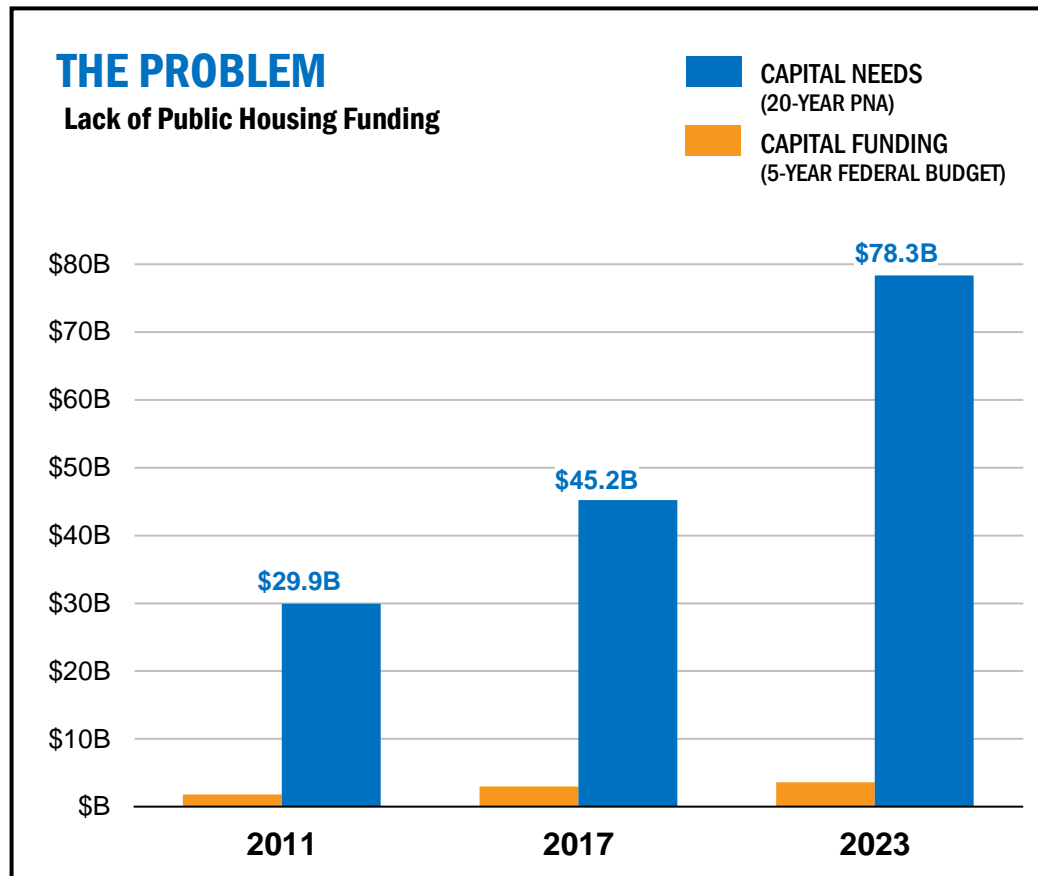
AGENDA

- What is PACT
- Who We Are
- Scope Updates
- Temporary Move Plan
- Upcoming Meeting Agenda
- Questions & Answers

What is PACT?

What is PACT?

- NYCHA needs \$78.3 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 convert 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.



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 & 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.



Independence



Ocean Bay (Bayside)

PACT Resident Protections

- All residents **continue to pay 30% of their adjusted gross household income*** towards rent.
- Residents do not have to pay **any additional fees or charges** that are greater than what they currently pay.
- All existing households **automatically qualify** for the Project-Based Section 8 program and are offered a new Section 8 lease.
- Lease agreements **automatically renew every year** and cannot be terminated except for good cause.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents can **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.

**Existing households includes all persons on the public housing lease or in lawful occupancy.

Who We Are

Who We Are

Development Team, General Contractor, and Property Management Company

THE **COMMUNITY**
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

WAVECREST
MANAGEMENT

Architects, Landscape Architect, and Sustainability Consultant

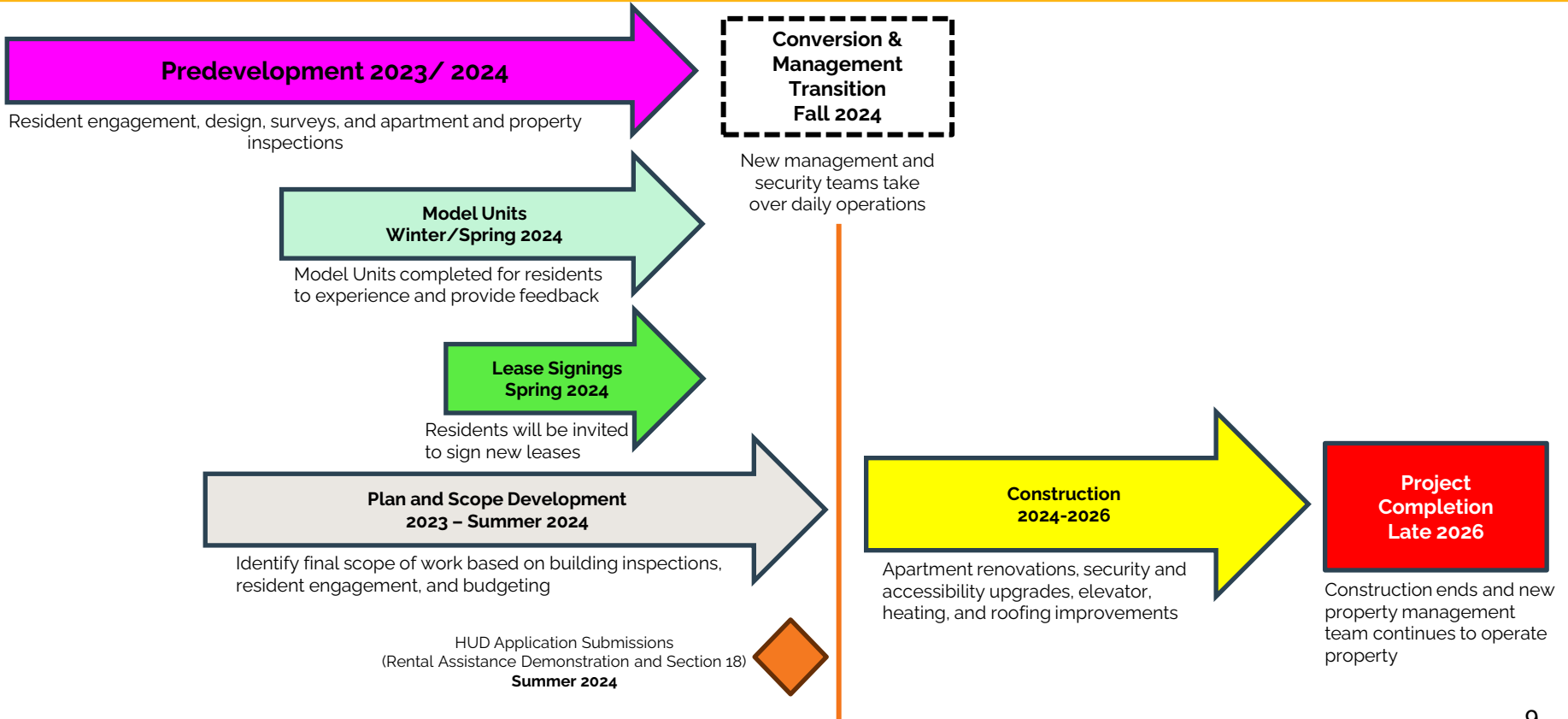
**PAUL A.
CASTRUCCI,
ARCHITECTS**
PASSIVE HOUSE DESIGN FIRM

UAI
URBAN ARCHITECTURAL INITIATIVES

terrain

BRIGHT POWER

Project Timeline



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
- ❑ Residents will continue to recertify with NYCHA
- ❑ Utility & air-conditioning surcharges will remain the same
- ❑ In accordance with the House Rules, two (2) pets are permitted for current residents. You must register your pet(s) with NYCHA before the conversion.
- ❑ New residents to Gaylord White Houses will come from NYCHA Section 8 waitlists, which are administered by NYCHA's Leased Housing Department
- ❑ Residents will still have access to grievance hearings
- ❑ Independent legal advice regarding your new lease is available from Legal Aid – *free of charge!*
 - **Free Legal Aid Hotline:** (212)298-3450

*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

Preparing for the Transition – Lease Signings

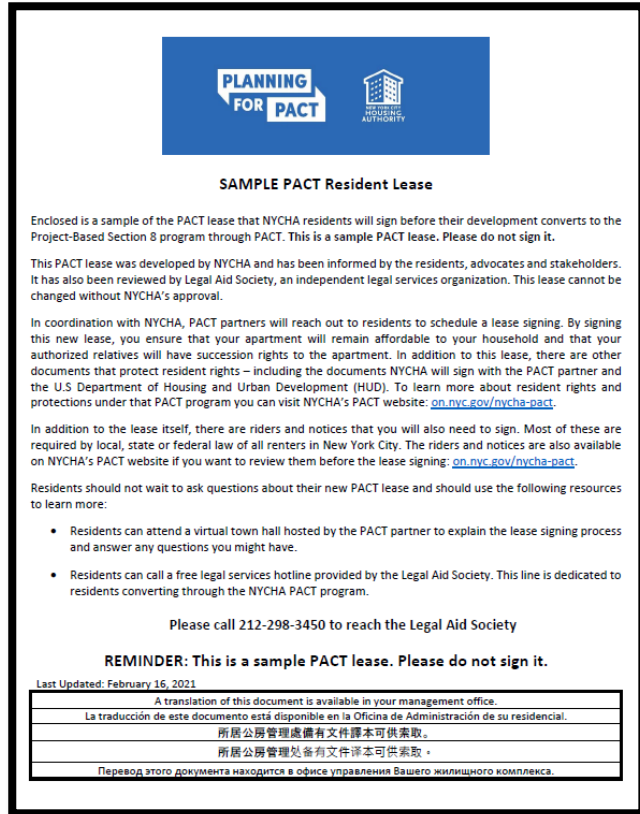
At lease signing, the following paperwork will be required:

- ☐ Current 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

Wavecrest has reviewed tenant files with NYCHA. In advance of closing, residents should communicate with NYCHA property management to complete and update tenant files.

Sample leases were sent to residents this month. In the coming weeks, the PACT team will conduct outreach to residents to sign their new lease.

Management Transition - Lease Signing Timeline



- ❑ **Spring 2024** - Sample copies of the new leases were distributed to all households 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
- ❑ Legal Aid, an independent 3rd party, is providing a 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

- ❑ **Spring 2024** - Appointments will be made to facilitate lease signings at our on-site temporary management office
 - Copies of the lease were distributed to all households for your review prior to your appointment
 - Copies are also available on our website
 - If you need a new copy or want to request a translated version, you may call us at (718) 475-4210 or email GaylordWhite@twmt.net
 - Wavecrest team will schedule appointments at a time that is convenient for residents
 - If necessary, we will make home-visits to accommodate resident needs

Legal Aid

What is Legal Aid?

The Legal Aid Society is an independent, non-profit organization that will provide **FREE** independent legal advice regarding your new lease.

This hotline is dedicated to NYCHA PACT program residents:

Free Legal Aid Hotline: (212)298-3450

Resident Meeting Schedule

PLEASE NOTE: EXACT SCHEDULE SUBJECT TO CHANGE

Past Meetings		
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	September 2023
6	Leasing Presentation	October 2023
7	Social Service Needs Assessment Results	November 2023
8	Social Service Plan	January 2024
9	Lease Review	March 2024
10	Scope Updates	April 2024
Upcoming Meetings		
11	Local Hiring, Transition Plan, Introduction to Section 8 (co-presented by NYCHA	May 2024

Scope Overview

Scope Overview

The PACT Partners have developed a construction scope of work that consists of the rehabilitation and restoration of the property and grounds at Gaylord White Houses.

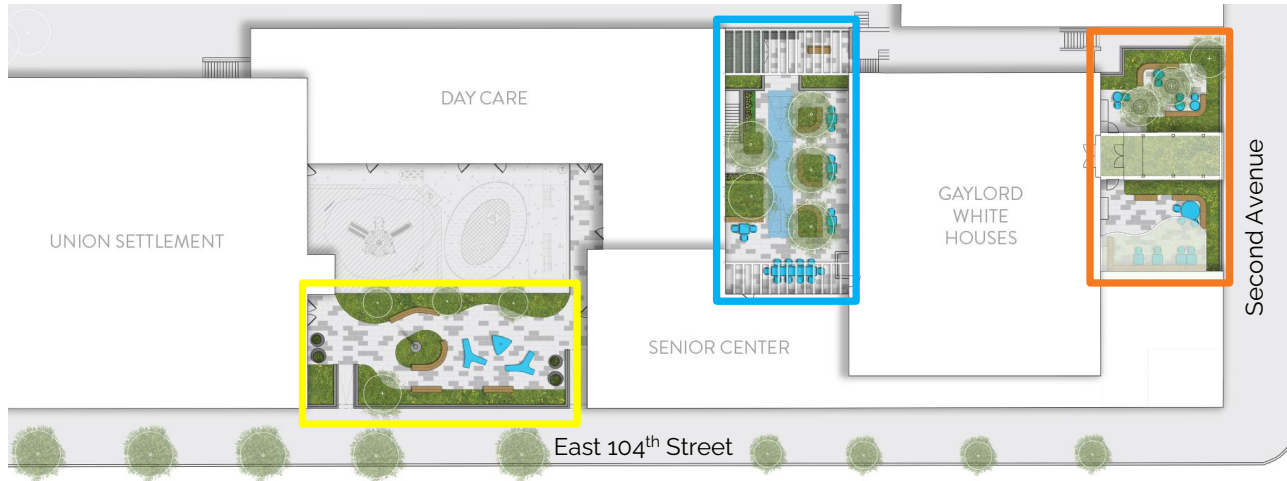
This scope of work will deliver:

- ☐ Renovated apartments, upgraded building systems, new security systems, new amenities, and overall site improvements

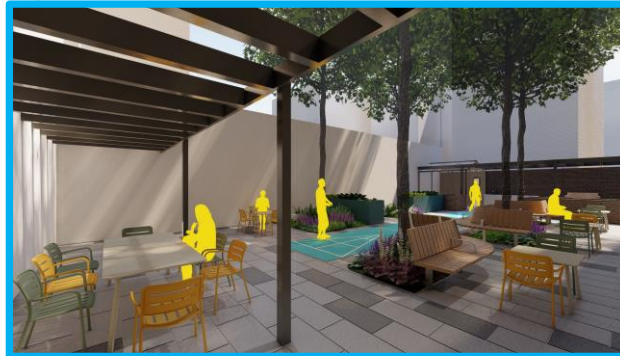
Building-wide improvements will include the following:

- ☐ Full replacement of the building heating systems
- ☐ New roofing systems, as needed
- ☐ New windows
- ☐ Upgraded electric systems
- ☐ Replacement of waste/vent risers
- ☐ Full elevator replacement
- ☐ Completely new kitchens and bathrooms
- ☐ The abatement of the environmental hazards such as lead-based paint, mold, and/or asbestos, among other work

Exterior Landscaping



Building Plaza



Secret Garden



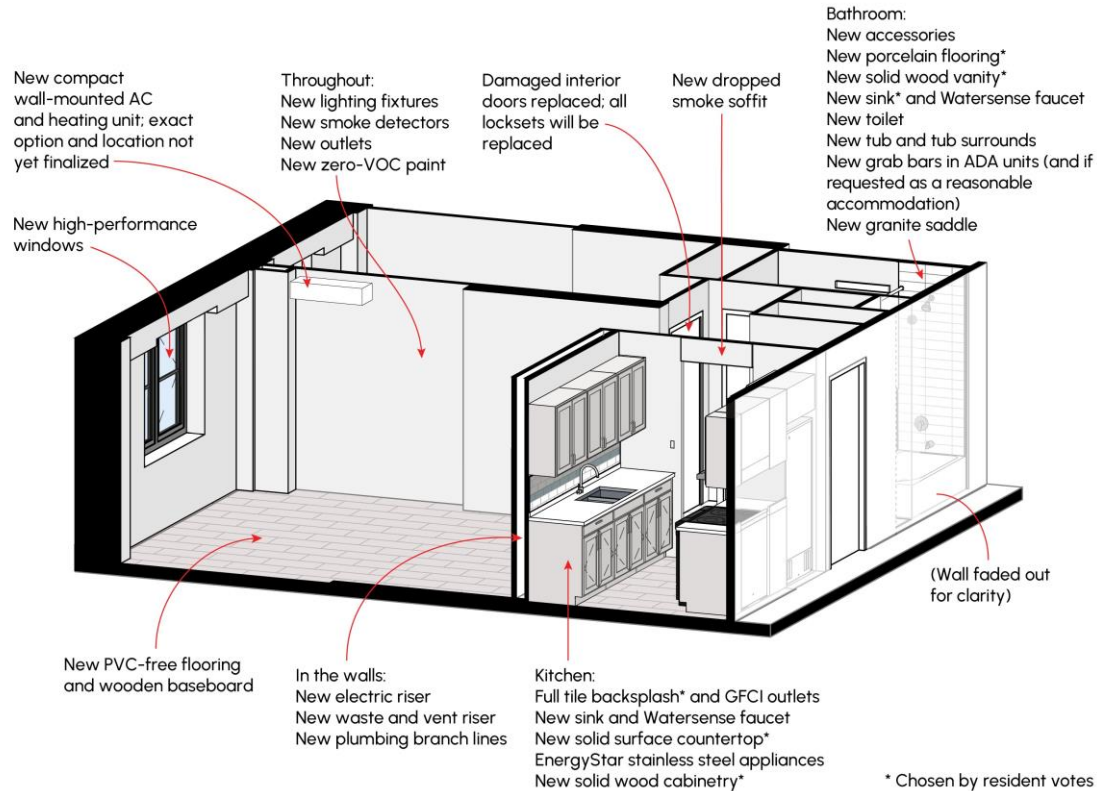
Building Entry

Lobby Rendering



Lobby

Apartment Upgrades



Apartment Finishes



Kitchen – Gaylord White Model Unit



Bathroom – Gaylord White Model Unit

Apartment Finishes



Living Room – Gaylord White Model Unit

Inspections Findings

The PACT Partners have been working to understand the existing conditions within the buildings to ensure that the final scope of work addresses all needed repairs throughout all buildings and apartments.

- Our inspections revealed the need to replace all waste risers in the buildings in addition to upgrading electrical risers to accommodate new electric ranges and heating and cooling systems
- Inspections revealed asbestos in sublayers of flooring that will be impacted by the construction scope

Repairs & Temporary Moves

- ❑ Due to these required extensive infrastructure repairs, residents will be temporarily moved to temporary apartments during the most extensive phase of the in-unit renovation.
- ❑ Temporary moves will be paid for and coordinated by the PACT Partners
- ❑ Residents will receive written notices at least 90 days in advance of work starting in their apartments
- ❑ The infrastructure upgrades and abatement will take place line by line
- ❑ Residents will stay in the temporary apartments for approximately 8 to 10 weeks while the infrastructure upgrades and abatement take place in their home.
- ❑ Temporary moves will not impact residents' legal occupancy, rights, and protections under Section 8
- ❑ **Once the major renovations are complete, residents will return to their original apartment**

Temporary Apartments

- ❑ Residents will move to a temporary apartment with their belongings (furniture, electronics, clothing, etc.) moved by a professional moving company coordinated by the PACT team
- ❑ Onsite temporary apartments will be repaired, and free of environmental hazards, but in most cases will not yet have received the full rehabilitation scope of work
- ❑ In order to maximize resident comfort during the temporary move all temporary apartments will include the following:
 - All General Utility Access (electrical service, heating, hot & cold, water)
 - Free telephone, basic cable, and Wi-Fi internet access
 - Refrigerators
 - Stoves
 - TVs
- ❑ Residents may need to be moved to hotels offsite if there is not a suitable apartment

If reasonably requested, the PACT Partners will provide the option to temporarily move with a family member or friend if they wish. Residents will be offered a rental credit of \$1,000 to stay with a friend or family member for the 8-to-10-week major renovation period.

Temporary Move Plan: Dumpster Access

- ❑ The temporary move is a great opportunity for residents to declutter. The PACT Partners will provide a dumpster for residents to dispose of items they no longer want or need.
- ❑ The maintenance staff (porters) will be available to assist residents with bringing items to the dumpsters. This service will be made available to residents during the 90-day period before their temporary move.

Temporary Move Plan: Resident Support

- ❑ Temporary moves will be coordinated with the PACT Partners, Wavecrest, and a third-party relocation specialist
- ❑ The relocation specialist will provide advisory and support services throughout the resident-in-place renovation process including moving and packing services; in addition to, a team of dedicated Temporary Move Coordinators
- ❑ The grievance process will be administered by Grain, who will serve as the resident liaison for the PACT conversions
- ❑ Residents will also have access to The Legal Aid Society, a non-profit legal aid provider in New York City that aims to reduce housing injustice by ensuring tenants are represented, informed, and aware of their rights

Note: Residents with a reasonable accommodation request who have been temporarily moved to a fully renovated unit may be offered permanent relocation to avoid a second move if the unit addresses the outstanding reasonable accommodation request.

Wavecrest Contact Information

We will soon begin to operate our temporary onsite PACT management office.

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

OR

Send us an email:

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

- ❑ May 22nd

- ❑ Agenda

- ❑ Local Hiring

- ❑ Transition Plan, Introduction to Section 8

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

Wavecrest Contact Information:

Email: GaylordWhite@twmt.net

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>

PACT Office Hours:

Mondays 8:30AM-12:00PM at Union Settlement Older Adult Center

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/recertify for Section 8?**

Under the PACT program all current residents on a lease automatically qualify for Project Based Section 8.

➤ **During the renovation, where will the tenants go?**

It is anticipated that during most of the renovation period tenants will remain in their apartments. One phase of work will require temporary moves to address significant infrastructure repairs and hazardous material abatement. The MNP/W PACT team will coordinate and pay for temporary moves to on-site or nearby accommodations.

➤ **When will Wavecrest take over as manager?**

The MNP/W PACT team, including Wavecrest, will begin to operate the building at property conversion which is currently anticipated for fall 2024. NYCHA property management will continue to service the property until that time.

➤ **Following renovation, how will the property be secured?**

The renovation will include new front doors with access control and new security cameras and lighting inside and outside the building. The property will have an on-site manager and super.

Questions and Answers

