



MNP/W PACT PARTNER

租约审核

2024年10月30日下午6:00

Church of the Resurrection (复活教堂)
325 E 101st Street, New York, NY 10029

宣讲人:

THE COMMUNITY
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

W
WAVECREST
MANAGEMENT

terrain



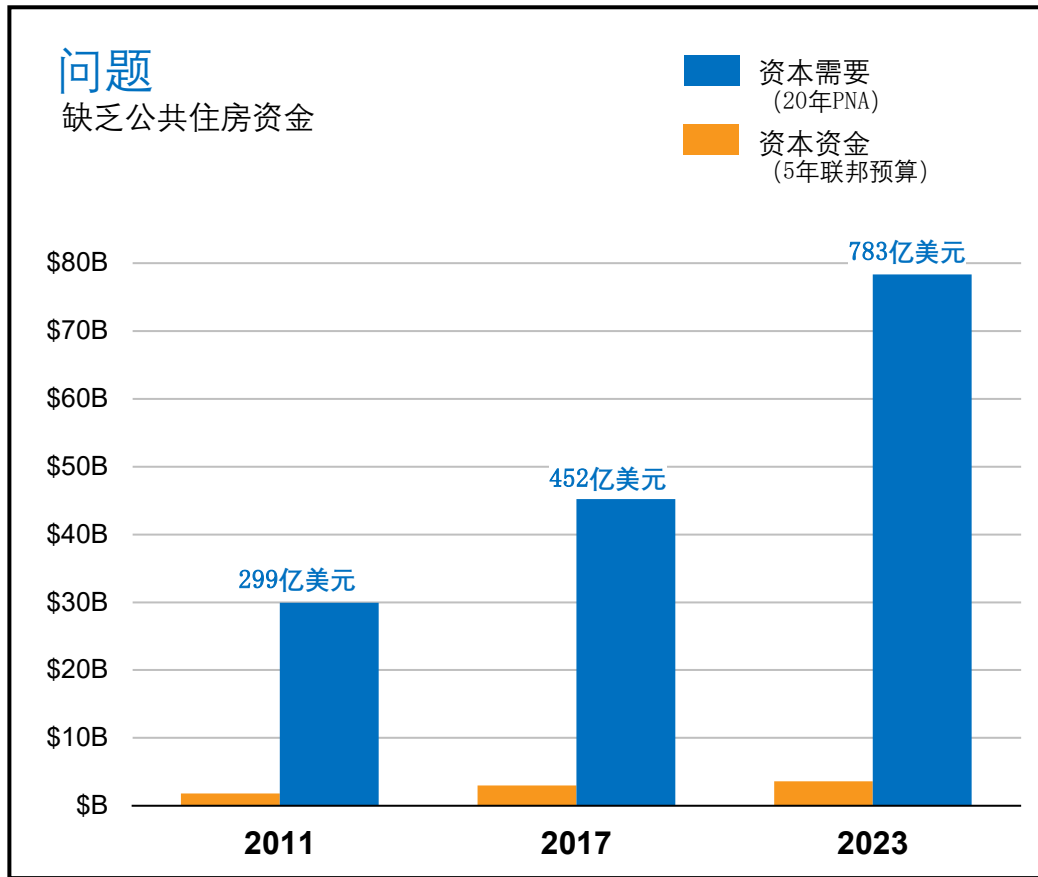
会议议程

- PACT是什么
- 我们是谁
- 更新的时间表
- 租约审核
- 问题与回答

PACT是什么？

PACT是什么？

- NYCHA需要783亿美元来全面翻新和现代化其住房，但联邦政府只提供了所需资金的一小部分。
- 通过PACT，开发项目被纳入租赁援助示范项目（Rental Assistance Demonstration, RAD），并转成为一个更稳定的、联邦政府资助的项目，称为基于项目的第8节（Project-Based Section 8）。
- PACT能获得资金以完成全面维修，同时保持住房的永久可负担，并确保住户享有与在公共住房项目中所拥有的相同基本权利。



PACT 如何运作

PACT 有赖于与私营和非营利发展合作伙伴的合作关系，这些合作伙伴是根据住户的意见而选择。

全面维修

开发合作伙伴带来了设计和建设方面的专业知识。他们解决了开发过程中所有的物质需求。

专业管理

物业管理合作伙伴负责大楼和场地日常运营和维护。

加强服务

与社会服务提供商的合作关系有助于通过住户意见改善现场服务和规划。

公共控制： NYCHA 和住户

您的开发项目将仍为公共控制。在转换后，NYCHA 将继续拥有土地和大楼、管理第 8 节补贴和候补名单，并监督开发项目的情况。如有需要，NYCHA 能够介入解决住户与新物业管理团队之间可能出现的任何问题。

PACT住户保护

- 所有住户**继续支付其调整后家庭总收入的30%***作为租金。
- 住户无需支付高于他们目前所支付金额的**任何额外费用或收费**。
- 所有现有住户**自动获得**基于项目的第8节项目**资格**，并获得一个新的第8节租约。
- 租房协议**每年自动续签**，非有正当理由不得终止。
- 住户**有权继续居住**，在需要临时搬迁的情况下，**有权搬回**该物业。
- 要求所有住房过多或不足的住户**在有合适大小的公寓空出时迁入**。
- 所有**搬迁和打包费用**由PACT合作伙伴承担。
- 住户可**添加亲属**到其第8节家庭人口中，他们将享有**继承权**。
- 住户有权发起**申诉听证会**。
- 住户可**申请**PACT创设的**工作职位**。

*例外情况可适用于支付固定租金的、目前属于基于租户的第8节参与者或混合家庭的住户，具体见HUD规定。

**现有住户包括所有租赁或合法居住公共住房的人员。

我们是谁

我们是谁

开发团队、总承包商和物业管理公司

THE **COMMUNITY**
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WAVECREST
MANAGEMENT

建筑师、景观设计师和可持续发展顾问

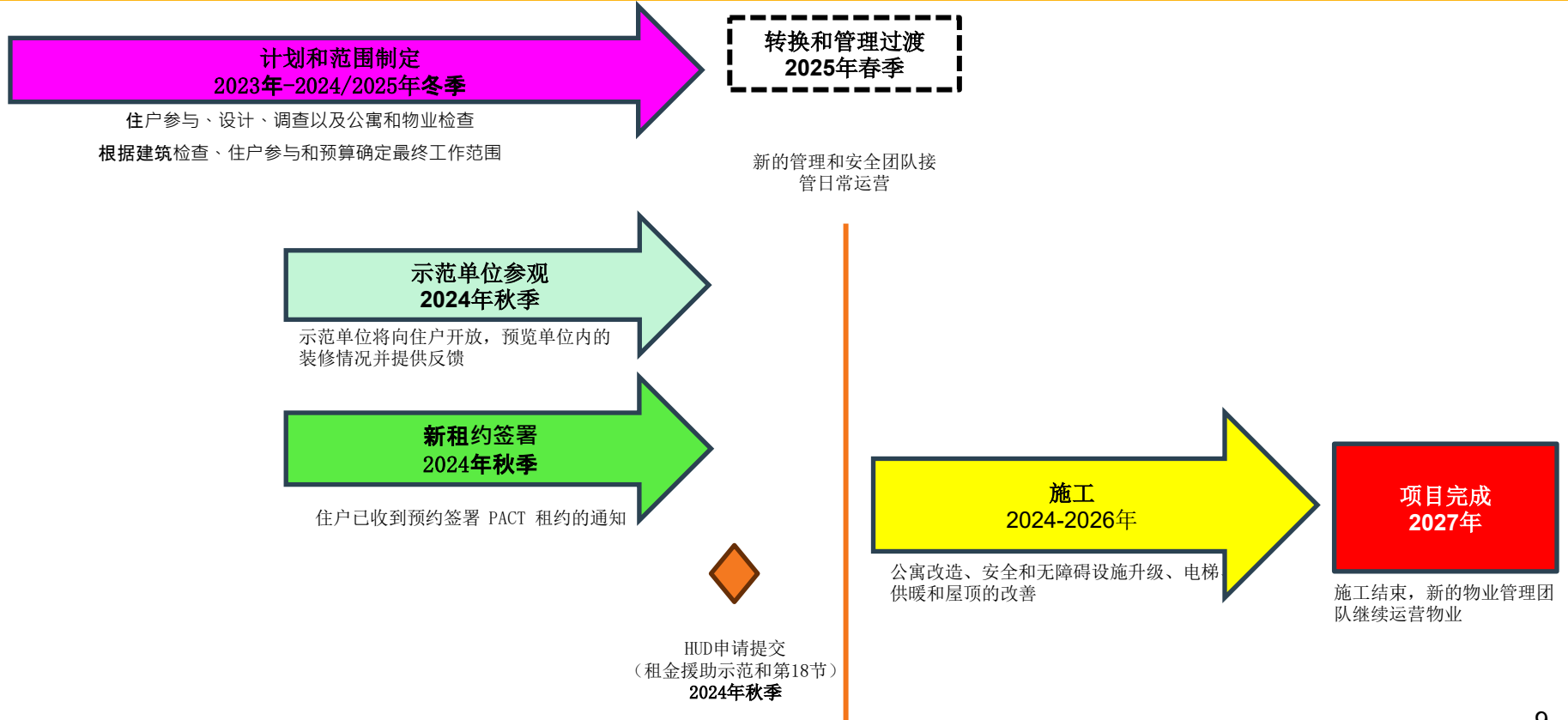
**PAUL A.
CASTRUCCI,
ARCHITECTS**
PASSIVE HOUSE DESIGN FIRM

UAI
URBAN ARCHITECTURAL INITIATIVES

terrain

BRIGHT POWER

项目时间表



住户会议时间表

请注意：确切时间表可能会有变更

会议	主题	日期
过去会议		
1	项目启动：PACT合作伙伴介绍	2023年2月
2	单位检查/工程范围/设计工作启动	2023年4月
3	设计讨论会和住户调查	2023年5月
4	HQS检查和设计讨论会跟进	2023年6月
5	管理团队和租约介绍	2023年9月
6	租约宣讲	2023年10月
7	社会服务需求评估结果	2023年11月
8	社会服务计划	2024年1月
9	租约审核	2024年3月
10	范围更新	2024年5月
11	租约更新	2024年10月
未来会议		
12	待定	2024年11月

管理过渡- NYCHA

- ❑ 作为 **PACT** 转换的一部分，所有住户都必须签署新租约
- ❑ Metro North 住户将从第 9 节（公共住房）过渡到基于项目的第 8 节
- ❑ **NYCHA 租赁住房部门将继续：**
 - ✓ 重新认证住户
 - ✓ 确定住户月租金比例
 - ✓ 处理 Choice Mobility 第 8 节优惠券申请
 - ✓ 通过 NYCHA 自助服务门户处理添加/删除家庭成员的申请

管理过渡- Wavecrest

□ Wavecrest Management 将开始：

- ✓ 团队成员将能够通过我们现场办公室的自助服务门户为住户提供帮助。
- ✓ 维修、租金支付等工作将过渡到新的物业管理团队：**Wavecrest Management**
- ✓ 新的入住规则将实施，新的管理团队将负责维护新的入住规则并解决违规问题

租约审核

签署租约

什么是租约？

- ❑ 租约是房东和租户之间在特定期限内具有约束力的合同
- ❑ 租约概述了房东和租户双方的责任
- ❑ 租约概述了租户的权利

作为转换的一部分，家庭将被要求签署新的基于 PACT 项目的第 8 节租约，以确保他们的家庭仍然负担得起他们的公寓。这是 Metro North PACT 转换的关键部分。

Metro North Plaza 住户将从第 9 节（公共住房）过渡到第 8 节项目优惠券。家庭将继续只支付其收入的 30% 用于租金。

管理过渡 – 新租约概述

- ❑ 目前在租的Metro North住户，将通过PACT项目自动获得第8节资格
- ❑ 租户的租金部分将维持在调整后家庭总收入的30%*
- ❑ 支付固定租金的租户的租金将在五年的渐进期内逐步增加到30%
- ❑ 住户将签署一份为期 1 年的租约，并在年度重新认证后获得自动续签
- ❑ 公用事业费和空调附加费将保持不变
- ❑ 根据NYCHA的宠物政策，当前住户允许豢养宠物（一只狗或一只猫），您必须在转换前向NYCHA登记您的宠物
- ❑ Metro North Plaza的新住户将来自NYCHA第8节的等候名单，该等候名单由NYCHA的租赁住房部门（Leased Housing Department）管理
- ❑ 住户仍然可以利用申诉听证会

过渡准备 - 租约签署

签署租约时，将需要以下文件：

- ☐ 所有18岁及以上家庭成员的政府发放的带照片身份证件
 - 例如：驾照、非驾驶人身份证、许可证、护照
- ☐ 所有家庭成员的社会保障卡
- ☐ 所有家庭成员的出生证明
- ☐ 宠物和/或洗衣机注册文件
- ☐ 合理的便利要求和证明文件
- ☐ 任何您希望我们的施工合作伙伴MDG注意的特殊要求

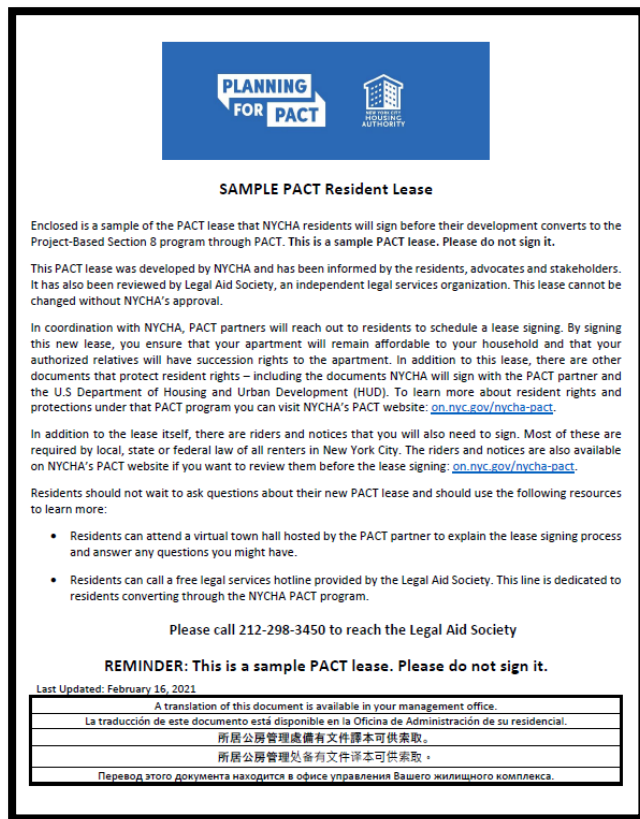
Wavecrest已经与NYCHA审核了租户档案。在交割之前，住户应与NYCHA物业管理进行沟通，完成和更新租户档案。

已经向住户发送了租约样本。PACT团队已经联系住户签署新租约。

法律援助为您提供有关新租约的独立法律咨询 - *免费服务!*

- **免费法律援助热线：**（212）298-3450

管理过渡 – 租约签署时间表



- ❑ **2024年秋季/冬季 – 新租约的样本已提前分发，并已上传到我们的网站**
 - **这是一个样本，不要签字。** 仅供您审阅之用。
 - **已为实际租约的签署进行预约**
 - **可根据要求提供其他语言的租约副本**
 - **如果您无法完成指定的预约，请尽快与 Wavecrest 重新安排。**
- ❑ **我们还为Metro North住户提供专门的法律援助热线，作为另一层面的支援**
 - **法律援助热线：（212）298-3450**
 - **法律援助的团队可以帮助回答您对租赁协议的任何问题或疑虑 – 免费服务！**

管理过渡 – 租约签署时间表

- **2024年秋季**—我们已在位于 **Metro North Building 310, Unit 5K** 的临时现场办公室进行了预约，以便签署租约
 - 租约样本**已**分发给所有住户，供您在预约前审阅。这只是一个样本。实际租约将在您预约期间提供。
 - 我们的网站上还提供英语、西班牙语、俄语、繁体中文和简体中文版本。 MNPWhitePACT.tcbinc.org
 - 您也可以在此期间致电我们索取副本
 - Wavecrest团队**已**在住户方便的时间安排预约
 - 如有必要，我们将提供登门服务来满足住户的需求

法律援助是个什么组织？

法律援助协会是一个独立的非营利组织，将就您的新租约提供**免费**的独立法律咨询。

下面热线专门服务NYCHA PACT项目的住户：

免费法律援助热线：（212）298-3450

❖ 我们将很快安排与法律援助代表会面的机会。

租约审核

签署租约

- ❑ PACT 租约由 NYCHA 制定，并已征求住户、倡导者和利益相关者的意见。它还经过了独立法律服务组织--法律援助协会的审查
- ❑ PACT 项目的许多权利和保护都记录在 PACT 租约中，因此签署这份新租约可确保家庭仍是租约下的租户，以保护其住户权利（与他们在公共住房项目中拥有的基本权利相同）
- ❑ 在接下来的几个月中，我们将分享有关租约的更多信息，并与住户进行联系以签署新租约

租约审核

PACT 租约第 1 页：租约生效日期和家庭信息

PACT 租约的第 1 页将预先填写 NYCHA 为您家庭存档的信息，包括您的第 8 节案件编号。

- ☐ 在您预约签署租约期间，请确保此页面上的所有信息均正确无误
- ☐ 您的 PACT 租约的生效日期将是 PACT 转换的日期，预计将于 2025 年春季进行

Approved - PACT Lease
(as of 1/6/2023)

RESIDENTIAL APARTMENT LEASE - [DEVELOPMENT]
PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) LEASE

PACT Partner and Tenant make this apartment lease agreement ("Lease") as follows:

PACT Partner Name: _____

PACT Partner Address for Notices: _____

PACT Property Manager Name: _____

PACT Property Manager's Address: _____

Development: _____

Address of "Leased Premises" (including Apt No.): _____

Tenant's Name (person/people signing lease): _____

Section 8 Case Number: _____

Effective Date of Lease: _____, 20__ or the date of the FSV HAP Contract (as defined below) for the Development, whichever is later.

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租约审核

PACT租约第 2 页：第 8 节和住户租金部分

PACT 租约的第 2 页包含有关第 8 节和您的月租金的信息。

- ❑ 目前的Metro North 住户通过 PACT 项目自动符合第 8 节的资格
- ❑ 此页面将预先填写您的租金金额，该金额由 NYCHA 的租赁住房办公室确定。您的租金将是调整后家庭总收入的 30%
- ❑ 目前支付固定租金的住户将在五年内将租金调整为调整后家庭总收入的30%

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1. **HEADINGS:** Paragraph headings are only for ready reference to the terms of this Lease. In the event of a conflict between the text and a heading, the text controls.

2. **MONTHLY RENT TO THE PACT PARTNER:**

The monthly "Contract Rent" to the PACT Partner is determined by the New York City Housing Authority ("NYCHA") in accordance with the U.S. Department of Housing and Urban Development ("HUD") requirements for a tenancy under the Section 8 Voucher program.

One of the three options below will be checked by the PACT Partner prior to Tenant signing the Lease:

___ A. Unit on Section 8 Project-Based Housing Assistance Payment ("HAP") Contract. See Subparagraph 2.a.

___ B. Unit not on Section 8 Project-Based HAP Contract because a rent election has been made. See Subparagraph 2.b.

___ C. Tenant is Section 8 Tenant-Based participant; unit not on Section 8 Project-Based HAP Contract; see PACT Residential Lease Rider (Tenant-Based Section 8 Participant).

a. **ONLY IF 2(A) IS CHECKED:** Unit on Project-Based HAP Contract. Each month the PACT Partner and/or the PACT Property Manager will credit a housing assistance payment received from NYCHA, if any (the "monthly housing assistance payment") against the monthly Contract Rent. The amount of the monthly housing assistance payment will be determined by NYCHA in accordance with HUD requirements for a tenancy under the Section 8 Project-Based Voucher ("PBV") program and NYCHA's implementation of the Rental Assistance Demonstration ("RAD") program as implemented by Notice H 2019-09 PHH 2019-23 (September 5, 2019), as it may be amended from time to time (the "RAD Notice").

The remaining portion of the Contract Rent is the Tenant's portion of the rent. You as Tenant are responsible for paying to the PACT Partner this "Tenant's portion of the rent" which is an amount that is equal to thirty (30%) percent of your adjusted gross income as determined by NYCHA, exclusive of any allowance for tenant-paid utilities, if applicable as further set forth in accordance with HUD PBV requirements. If you were a NYCHA public housing tenant residing at the Development, and if, at the initial conversion of the Development to project-based Section 8, your portion of the rent as calculated, represents an increase over what you paid for rent as a public housing resident because you were paying less than thirty (30%) percent of your adjusted gross income, and such increase is by more than the greater of ten (10%) percent or twenty-four (\$25.00) dollars, as determined by NYCHA, such increase will be phased-in over a 3-year period. Such phased-in increase will be calculated by NYCHA in accordance with the requirements set forth in the RAD Notice.

The Contract Rent is the sum of the monthly housing assistance payment plus Tenant's portion of the rent. The Tenant's portion of the rent is due and payable the first day of each month or at such other day each month as the PACT Partner and/or the PACT Property Manager may decide at the address above, or at a location designated by the PACT Partner and/or the PACT Property Manager in writing. Notice from the PACT Partner to Tenant that rent is due is not required. The rent must be paid in full without deduction. The Tenant shall tender his/her/their portion of the rent by check or money order or as otherwise accepted by the PACT Partner and/or the PACT Property Manager (which may include rent paid directly to the PACT Partner on the Tenant's behalf by public assistance, and will be accepted in accordance with the public assistance payment schedule).

TENANT'S PORTION OF THE RENT: The initial Tenant's portion of the rent shall be \$_____.

Monthly Housing Assistance Payment: The initial monthly housing assistance payment shall be \$_____.

Contract Rent for Apartment: The initial contract rent shall be \$_____.

b. **ONLY IF 2(B) IS CHECKED:** Unit not on Project-Based HAP Contract.

① **At Initial Conversion:** If at initial conversion, your Tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to \$0), and you received the "Rent Election Form" attached to this Lease as a Rider and elected to pay the Contract Rent Amount as shown in the Rent Election Form and listed below which Contract

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租约审核

PACT 租约第 3 页：家庭信息

PACT 租约的第 3 页列出了您家庭的每位成员及其与户主的关系。

❑ 如果您向 NYCHA 提交了添加或删除家庭成员的申请，请在您预约签署租约时携带此文件的副本

❑ NYCHA 租赁住房办公室将负责在 PACT 转换后处理这些申请，但我们可以帮助您跟进

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(as of 1/6/2023)

Rent Amount is lower than thirty (30%) percent of your adjusted gross income, then your unit will not be on the Project-Based HAP Contract; or

(ii) **After Initial Conversion:** If you became a Tenant after the initial conversion and the Leased Premises was terminated from the Project-Based HAP because your tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PSV program (the monthly housing assistance payment is equal to \$0 for at least 180 days), then you will pay the Contract Rent Amount shown below.

The PACT Partner and Tenant agree that if at any time the PACT Partner or the PACT Property Manager notifies Tenant that they are eligible for the PSV program, the Tenant agree to complete all documentation necessary to apply for assistance under the PSV program. If the Tenant does not complete the necessary documentation within thirty (30) days of written notification by the PACT Partner or the PACT Property Manager, Tenant agrees to pay the Contract Rent for Apartment as listed below.

The Tenant agrees to provide to the PACT Partner and/or the PACT Property Manager annually (50) less than sixty (60) days from the PACT Partner and/or the PACT Property Manager's written request, a certification of annual income and household size along with certified documentation. In order to verify Tenant's certification of annual income and household size, the PACT Partner and/or the PACT Property Manager may require Tenant to provide, and Tenant agrees to deliver, such documentation as would enable the PACT Partner and/or the PACT Property Manager to verify Tenant's income under the requirements of the PSV Program, including, without limitation, consecutive paystubs, completed federal and state income tax returns, and W-2 and 1099 forms (or their equivalent). If the Tenant fails to provide income documentation within the required time frame, Tenant agrees to pay the Contract Rent for Apartment as listed below.

The Contract Rent Amount is due and payable the first day of each month or at such other day each month as the PACT Partner and/or the PACT Property Manager may decide at the address above or at a location designated by the PACT Partner and/or the PACT Property Manager in writing. Notice from the PACT Partner to Tenant that rent is due is not required. The rent must be paid in full without deductions. The Tenant shall tender his/her/their portion of the rent by check or money order or as otherwise accepted by the PACT Partner and/or the PACT Property Manager (which may include rent paid directly to the PACT Partner on the Tenant's behalf by public assistance, and will be accepted in accordance with the public assistance payment schedule).

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$ _____.

c. The PACT Partner, in consideration of the rent herein paid and Tenant's undertaking to comply with the Tenant's obligations in this Lease and with all of the rules and regulations of the PACT Partner, hereby leases to the Tenant and the Tenant hereby rents from the PACT Partner the Leased Premises for the Term specified above.

3. USE AND OCCUPANCY OF LEASED PREMISES:

a. The Leased Premises shall be the Tenant's sole residence and except as otherwise permitted herein shall be used solely as a residence for the Tenant and the members of the Tenant's household (i.e., those members that were authorized members of the public housing household at the time of conversion or named in the signed application for Section 8 post conversion) who remain in continuous occupancy since the inception of the tenancy, since birth or adoption, or since authorization by the PACT Partner and/or the PACT Property Manager and NYCHA. The members of the Tenant's household as authorized by the PACT Partner and/or the PACT Property Manager and NYCHA are listed below. The Tenant shall obtain the prior written consent of the PACT Property Manager, or such PACT Property Manager's designee and NYCHA, before allowing any person to reside in the Leased Premises.

The Tenant and the members of the Tenant's household listed below shall have the right to exclusive use and occupancy of the Leased Premises:

Name:	Relation to Tenant:
_____	_____
_____	_____
_____	_____
_____	_____

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租约审核

PACT租约第 5 页：保证金和公用事业费

PACT 租约的第 5 页包含有关您的保证金和公用事业费的信息。

- ☐ 您在 NYCHA 备案的保证金将在转换后转至 Wavecrest Management
- ☐ 公用事业费由管理团队负责，并包含在您的租金中
- ☐ 根据 NYCHA 《房屋规则》，住户不得在公寓内安装烘干机

Approved - PACT Lease
(as of 1/6/2023)

specifically herein required to be posted shall be publicly posted in a conspicuous manner in the Management Office and in a prominent location in each building, and shall be furnished to the Tenant on request. The PACT Partner and/or the PACT Property Manager may not modify such schedule, policies, rules and regulations without the prior written consent of NYCHA. The PACT Partner and/or the PACT Property Manager shall give at least 30 days' prior written notice to the Tenant of any proposed modification. Such notice shall set forth the proposed modification and the reason therefor, indicate that the proposed modification is subject to NYCHA's prior written consent, and shall provide the Tenant an opportunity to present written comments (which notice and any comments shall be provided by the PACT Partner and/or the PACT Property Manager to NYCHA). A copy of such notice of any such proposed modification shall be

i. delivered directly or mailed to the Tenant; or

ii. posted in at least 3 conspicuous places within the building in which the Leased Premises are located, as well as in a conspicuous place in the Management Office.

6. SECURITY DEPOSIT:

a. **At Initial Conversion:** The balance of any security deposit currently held by NYCHA for You shall be transferred to the PACT Partner, and you will not be required to pay any additional security, even if you transfer to another unit at this Development.

b. **After Initial Conversion:** If you are a new Tenant, any required security deposit is limited to the lesser of (i) one month of the Tenant's portion of the rent in the amount of \$ _____, and (ii) the Contract Rent.

c. If required by law, the amount held as the security deposit will be held in an account bearing interest at the banking institution's prevailing rate. An annual payment of accrued interest will be made by the banking institution to the Tenant, less 1% interest of the security on deposit, to be tendered by the banking institution to the PACT Partner. The PACT Partner may use or apply all or any part of the deposit as may be required to pay for damage to the Leased Premises during the term of this Lease. If Tenant carries out all of Tenant's obligations under this Lease, and if the Leased Premises is returned to the PACT Partner at the expiration of the lease term in the same condition as when rented by Tenant,

ordinary wear and tear excepted, Tenant's security deposit will be returned in full to Tenant, with accrued interest thereon, within fourteen (14) days of Tenant vacating. Tenant shall not use the security deposit to pay the last month's rent of the Lease term. The PACT Partner may use the security deposit in full or in part, if necessary, as may be permitted by law.

7. **SUBLETTING/ASSIGNMENT:** Tenant shall neither assign the Leased Premises in whole or in part nor sublet the Leased Premises in whole or in part without the written consent of the PACT Partner, nor permit anyone not specifically indicated in this Lease to occupy the Leased Premises. A sublet or assignment without consent shall constitute a breach of a substantial obligation of this Lease.

8. **SERVICES:** The following services and utilities are the responsibility of (lease to be checked by the PACT Partner before signing):

PACT Partner: ☐ Heat ☐ Hot water ☐ Gas
☐ Electricity ☐ Other
Tenant: ☐ Heat ☐ Hot water ☐ Gas ☐ Electricity ☐ Other

9. **PACT PARTNER'S INABILITY TO PROVIDE SERVICE:** If the PACT Partner is unable to provide certain services as a result of circumstances which are not the fault of the PACT Partner, Tenant's obligations under this Lease, including the obligation to pay rent, shall remain in effect, except as otherwise permitted by law.

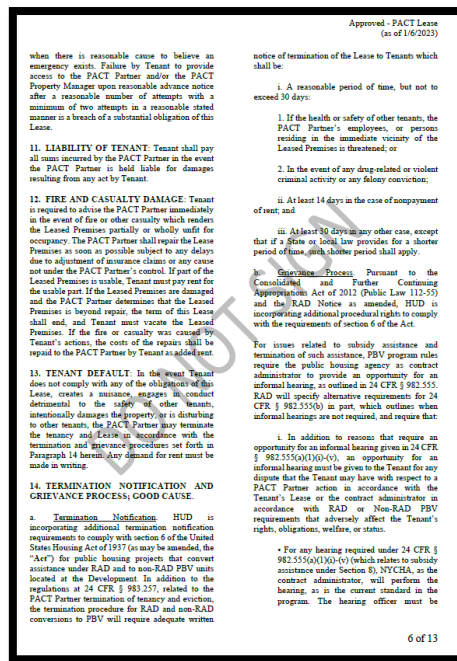
10. **ACCESS:** The PACT Partner and/or the PACT Property Manager, upon reasonable advance notice to the Tenant, shall be permitted to enter the Leased Premises during reasonable hours for the purposes of performing routine inspections and maintenance, making improvement or repairs, or for showing the Leased Premises for re-leasing or to prospective tenants. A written statement specifying the purpose of the PACT Partner's or the PACT Property Manager's entry, delivered to Leased Premises at least 2 days before such entry, shall be considered reasonable advance notice. If the Tenant fails to permit such entry to the Leased Premises after such notice has been given, the PACT Partner and/or the PACT Property Manager may enter the Leased Premises at any time thereafter without further notification. The PACT Partner and/or the PACT Property Manager may enter the Leased Premises at any time without prior notice to Tenant

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租约审核

PACT 租约 第 6 页和第 7 页：申诉流程以及 NYCHA 在 METRO NORTH 中的角色

- ❑ PACT 租约的第 6 页和第 7 页包含有关申诉流程以及 NYCHA 在 Metro North 中的角色的信息
- ❑ PACT 转换后，NYCHA 有关租金问题的申诉流程将保持不变
- ❑ 住户可以通过 Wavcrest Management 提出有关维修和维护的申诉
- ❑ Wavcrest Management 必须获得 NYCHA 的许可才能对住户采取法律行动。我们会优先与面临困难的住户合作
- ❑ 住户将向 NYCHA 租赁住房部门提交年度和中期收入重新认证表以及家庭变更表
- ❑ 新住户将来自 NYCHA 第 8 节租赁住房管理部门的第 8 节等候名单



租约审核

PACT 租约第 8 页：废物处理、宠物和住户的责任

PACT 租约第 8 页包含有关住户责任的信息，包括：

- ❑ 在指定区域处理垃圾和废物。垃圾不能留在走廊或扔出窗外
- ❑ 宠物 – 根据 NYCHA 宠物政策，允许携带宠物（一只狗或一只猫）
- ❑ 当前住户必须在转换之前向 NYCHA 登记其宠物
- ❑ 根据上述要求，新住户也将被允许饲养宠物
- ❑ 不得关闭新的烟雾和一氧化碳探测器！
- ❑ 住户应将任何油漆剥落的情况以及居住在可能需要窗户防护装置的单位中的任何 10 岁以下儿童通知管理团队
- ❑ 单位内不允许使用烘干机

the Tenant or a member of the Tenant's household did or failed to do.

(B) During the initial lease term or during any extension term, other good cause includes:

(1) Disturbance of neighbors.

(2) Destruction of property, or

(3) Living or housekeeping habits that cause damage to the Leased Premises or the Development.

(C) After the initial Lease term, such good cause includes the Tenant's failure to accept the PACT Partner's offer of a new Lease or revision.

15. LEGAL FEES:

In the event either the PACT Partner or Tenant incurs legal fees and/or court costs in the enforcement of any of the PACT Partner's or Tenant's rights under this Lease or pursuant to law, neither party shall be entitled to the repayment of such legal fees and/or court costs.

16. RE-ENTRY: If Tenant is evicted by legal action, the PACT Partner may enter the Leased Premises without being liable for re-entry and may re-rent the Leased Premises.

17. WINDOW CLEANING: Tenant shall not allow any windows to be cleaned from the outside unless such service is provided by the PACT Partner.

18. COMMON AREAS: Tenant shall not place baby carriages, bicycles or any other property in or on fire escapes, roofs, side-walks, entrances, driveways, elevators, stairways, halls or any other public areas. Public access ways shall be used only for entering and leaving the Leased Premises and the building. Only those elevators and passageways designated by the PACT Partner can be used for deliveries.

19. GARBAGE AND REFUSE: Garbage and recyclable items must be brought to the basement or other area designated by the PACT Partner in such a manner that the PACT Partner may direct. Carpets, rugs, or other articles shall not be hung or shaken out of any window or balcony of the building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of

the windows or into any of the halls, elevators, elevator shafts or any other public areas. Tenant shall not place any articles of refuse outside the Leased Premises or outside the building except in safe containers and only at places designated by the PACT Partner. Tenant shall be liable to Owner for any violations issued to the PACT Partner as a result of Tenant's failure to properly recycle or other violation of law.

20. PETS:

a. The PACT Partner shall have a pet policy that (i) at a minimum authorizes for all residents the number and kinds of pets as is currently allowed by NYCHA for its residents, namely registration of one dog or cat under (25) twenty-five pounds with (either full blood or mixed breed) Doberman Pinscher, Pit Bull and Rottweiler specifically prohibited and reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils, guinea pigs), and (ii) does not charge pet fees in excess of any pet fees charged by NYCHA for its residents. All pets must be maintained in accordance with the NYC Health Code and the House Rules. The PACT Partner does not waive the right to deny or object to any other pet belonging to Tenant or any other Tenant.

b. If Tenant has a dog or cat legally registered with NYCHA or reasonable quantities of other pets such as small caged birds (such as parakeets, canaries), fish and small caged animals (such as hamsters, gerbils, guinea pigs) as of the date of the conversion of the Development, Tenant shall be permitted to keep such dog or cat or other animals on the Leased Premises.

c. Assistance Animals: An assistance animal must be registered with the PACT Property Manager before bringing it into the Leased Premises, and documentation setting forth the need for an assistance animal may be required.

d. In no event shall any dog, cat or other animal be permitted in any elevator or in any public portion of the building unless carried or on a leash. Failure to comply with this provision shall be grounds for termination of the tenancy and Lease.

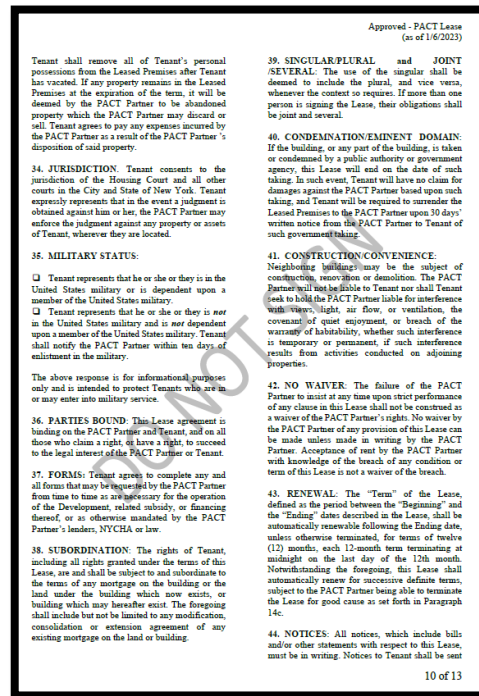
21. SMOKE AND CARBON MONOXIDE ALARMS: Tenant acknowledges that the Leased Premises being rented has smoke and carbon monoxide alarm(s) in proper working order as required by law.

租约审核

PACT 租约第 10 页：租约期限和收入重新认证

PACT 租约第 10 页包含有关租约期限和收入重新认证的信息。

- ☐ 根据 PACT 项目，您的租约将自动续签
- ☐ 当需要重新认证您作为第 8 节租户的收入和家庭构成时，NYCHA 租赁住房部门将以书面形式通知您
- ☐ 如果您的收入在这一年中发生变化，您可以申请中期重新认证
- ☐ 我们现场办公室的专职工作人员将协助住户进行重新认证



租约审核

PACT 租约第 12 页：吸烟政策

PACT 租约第 12 页包含有关吸烟政策的信息。

- ☐ 2018 年, NYCHA 启动了“无烟倡议”, 通过减少接触二手烟并为希望戒烟的吸烟住户提供支持, 为住户创造更健康的家居环境, 并为员工创造更健康的工作环境
- ☐ 我们致力于这一倡议。Metro North 将实行 100% 无烟政策
- ☐ 这意味着所有单位、公共区域和场地均禁止吸烟(香烟、电子烟、烟斗、大麻等)

Approved - PACT Lease
(as of 1/6/2023)

is not required to reimburse NYCHA for undercharges caused solely by NYCHA's failure to follow HUD's procedures for computing contract rent or monthly housing assistance payments.

48. **ENTIRE AGREEMENT:** The PACT Partner and Tenant have read this Lease and agree that it and the Riders set forth below contain the entire understanding of the parties regarding the rental of the subject Leased Premises. The Lease can only be changed in writing. The writing must be signed by both the PACT Partner and Tenant.

49. **RIDERS:** The following Riders are attached to and are part of this lease:

- a. Window Guard Notice;
- b. Lead-Based Paint Development Disclosure Summary
- c. Lead Paint Hazards in the Home (Sp. and Eng.)
- d. Lease Commencement Occupancy Notice for Prevention of Lead-Based Paint Hazards Regarding Child;
- e. PACT Residential Lease Rider;
- f. PACT Residential Lease Rider for Tenant-Based Section 8 Participants (check here if applicable);
- g. Rider for Tax-Exempt Bond Financing (check here if applicable);
- h. Tenancy Addendum - Section 8 Project Based Voucher Program HUD-22530c (check here if applicable);
- i. Tenancy Addendum - Section 8 Tenant Based Voucher Program HUD-22594-a (check here if applicable);
- j. Rental Calculation Election Form (check here if applicable);
- k. Indoor Air Quality Hazard Form; and
- l. Appliance Agreement (check here if applicable)

To the extent any provisions of the Riders conflict with any other provisions in the Lease, the provisions of the Riders shall prevail. Any other terms in the Lease not in conflict with the provisions of the Riders remain in full force and effect.

50. **SEVERABILITY:** In the event that any provision of this Lease shall violate any requirement of law, then such provision shall be deemed void, the applicable provision of law shall be deemed substituted, and all other provisions of this Lease shall remain in full force and effect.

51. **SPRINKLER SYSTEM:** The Leased Premises do not have a maintained and operative sprinkler system unless indicated below.

The Leased Premises have a maintained and operative sprinkler system. The last date of maintenance and inspection was: _____/_____/_____

52. **SMOKING POLICY:**

The PACT Partner has adopted a Smoke-Free Policy prohibiting tobacco and marijuana smoking in restricted areas. Smoking means inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, little cigar, pipe, water pipe (hookah), or any similar form of lighted object or device containing tobacco or marijuana. Restricted areas include, but are not limited to, the Leased Premises and all interior ways of the Development, or to the property boundary where that boundary is less than 25 feet from the property line of a development building. The Tenant, any member of the household, agent or another person under the Tenant's control must comply with the Smoke-Free Policy. The PACT Partner's adoption of the requirements in this paragraph 52 does not make the PACT Partner a guarantor of the Tenant's or any other resident's health or of the smoke-free condition of restricted areas. PACT Partner specifically disclaims any implied or express warranties that the Leased Premises will have higher or improved air quality or will be free from secondhand smoke. PACT Partner will take reasonable steps to enforce the requirements of this paragraph 52 utilizing a graduated enforcement policy, to be consistent with NYCHA's Smoke-Free Policy.

53. **ELECTRONIC SIGNATURE.**

- a. Any electronic signature shall have the same legal validity and enforceability as a manually executed signature to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the New York State Electronic Signatures and Records Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.
- b. The PACT Partner, Managing Agent and Tenant each acknowledge and agree that this Lease may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation,

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租约审核

METRO NORTH PLAZA 房屋规则回顾

- ❑ 《房屋规则》是书面的财产规则清单，您将在租约签署预约期间随 PACT 租约一起收到该清单
- ❑ Metro North 的《房屋规则》旨在提高所有住户的生活质量。它们须经 NYCHA 和 Metro North 住户协会批准
- ❑ 《房屋规则》有助于营造一个让所有住户都能尊重、和平地享受家园的环境
- ❑ 《房屋规则》包括通过《禁止暴力侵害妇女法》(VAWA) 保护家庭暴力、约会暴力、性侵和跟踪的受害者。这些保护适用于所有人，无论性别、性别认同或性取向如何。

Wavecrest联系信息

我们正在现场寻找一处地方作为我们的临时管理办公室。

在此期间，您可以通过电话与我们联系：（718）475-4210

或

给我们发送电子邮件：

MetroNorthPlaza@twmt.net

我们期待回答您就PACT转换所提出的任何问题或疑惑！

请注意： 在转换之前，当前的物业管理和维修问题应直接联系NYCHA。

PACT合作伙伴联系信息

MNP/W PACT

有关MNP/W PACT 10和即将举行的会议的信息，请访问我们如下的网站或联系我们：

网站：MNPWhitePACT.tcbinc.org

电子邮箱：MNPWhitePACT@tcbinc.org

电话：(718) 475-4210

Wavecrest联系信息：

电子邮箱：MetroNorthPlaza@twmt.net

电话：(718) 475-4210

需要了解有关PACT项目、您的权利和保护以及其他PACT项目的更多信息，请访问：

<https://www.nyc.gov/site/nycha/about/pact.page>



PACT热线：212-306-4036

电子邮箱：PACT@NYCHA.NYC.GOV

网站：<http://on.nyc.gov/nycha-pact>

关于以下问题，请与PACT资源联系：

- 永久合理租金之共同承诺（PACT）项目
- 基于项目的第8节
- 房租计算方法
- 住户权利和保护

请注意：在转换之前，日常管理和维修问题应直接联系NYCHA。

客户联系中心（CCC）：718-707-7771

问题与回答

