

Boston Secor, Boston Road Plaza & Middletown Plaza PACT virtual resident meeting information

Join us on July 20, 2021 at 6 pm or July 22, 2021 at 10 am

To join on computer, smartphone, or tablet

Meeting link: bit.ly/bbmpact

Zoom Webinar ID: 883 6001 1586#

To join on computer, smartphone

1. Dial (646) 558-8656

2. Input Webinar ID

- **English**: 883 6001 1586#
- **Spanish**: 331 425 8640#
- **Mandarin**: 461 857 9342#
- **Cantonese**: 831 000 3543#
- **Russian**: 424 911 8034#

Planning for PACT

(Permanent Affordability Commitment Together)

Boston Secor, Boston Road Plaza & Middletown Plaza

Resident Meeting #1

July 2021



Questions? Ask Now!

From your phone:

- DIAL *9 to raise hand (you will be called on to speak)
- DIAL *6 to unmute and speak

From your computer:

- TYPE question into Q&A box
- CLICK send



- CLICK raise hand (you will be called on to speak)
- UNMUTE yourself and ask question



**For more information,
visit us at:
on.nyc.gov/nycha-pact**

You can also...
Email us:
PACT@nycha.nyc.gov
Call us:
212-306-4036

AGENDA

- PACT: Permanent Affordability Commitment Together
 - *What is PACT?*
 - *How does PACT work?*
- Resident Protections
- Completed and Active PACT Projects
- Community Profile
- Resident Engagement and Next Steps

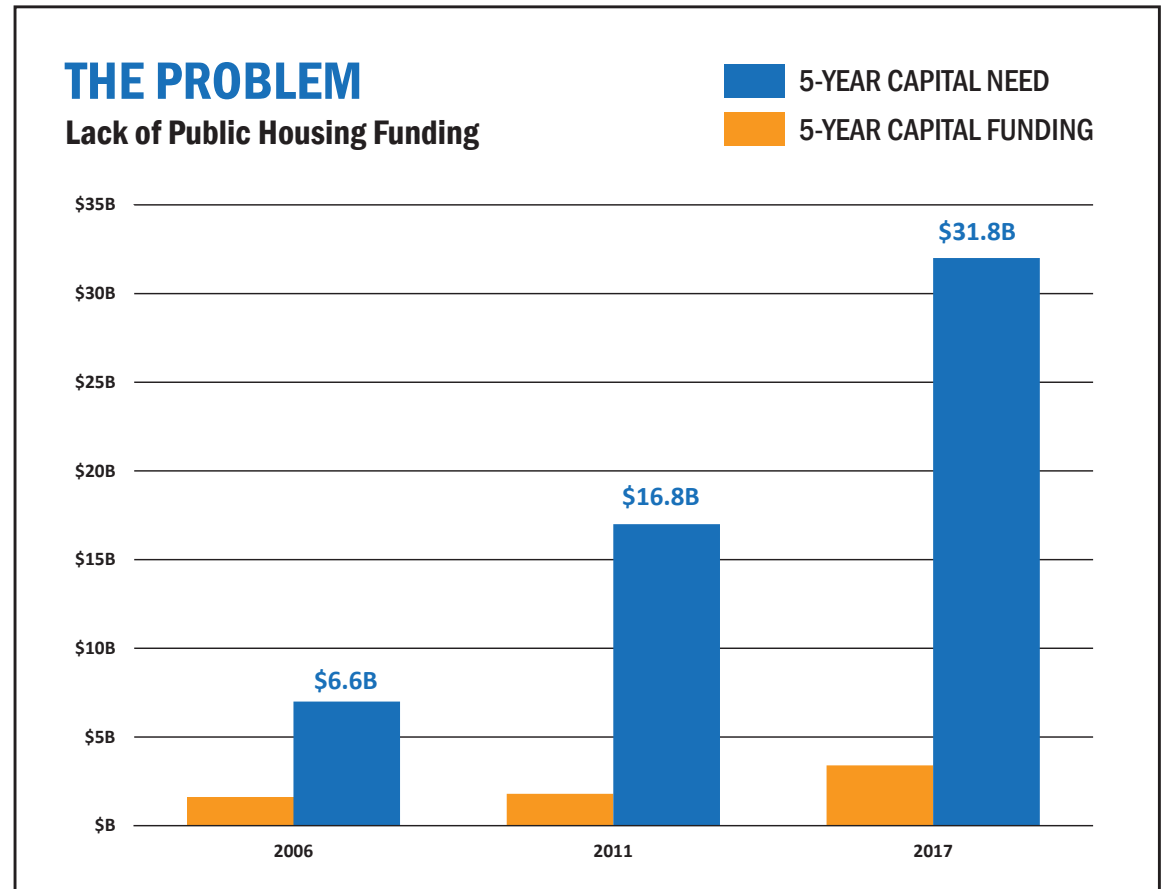


NYCHA's Mission

“To increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services.”

What is PACT?

- 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 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.



Betances



Ocean Bay (Bayside)

** PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable, and residents have the same basic rights as they possess in the public housing program.*

PACT Investments & Improvements

Sites and Grounds



Site improvements at Baychester and Betances



Buildings



Building improvements at Ocean Bay (Bayside) and Baychester



Building Systems



New and improved building systems at Ocean Bay (Bayside)



Apartments



Newly renovated apartment at Twin Parks West



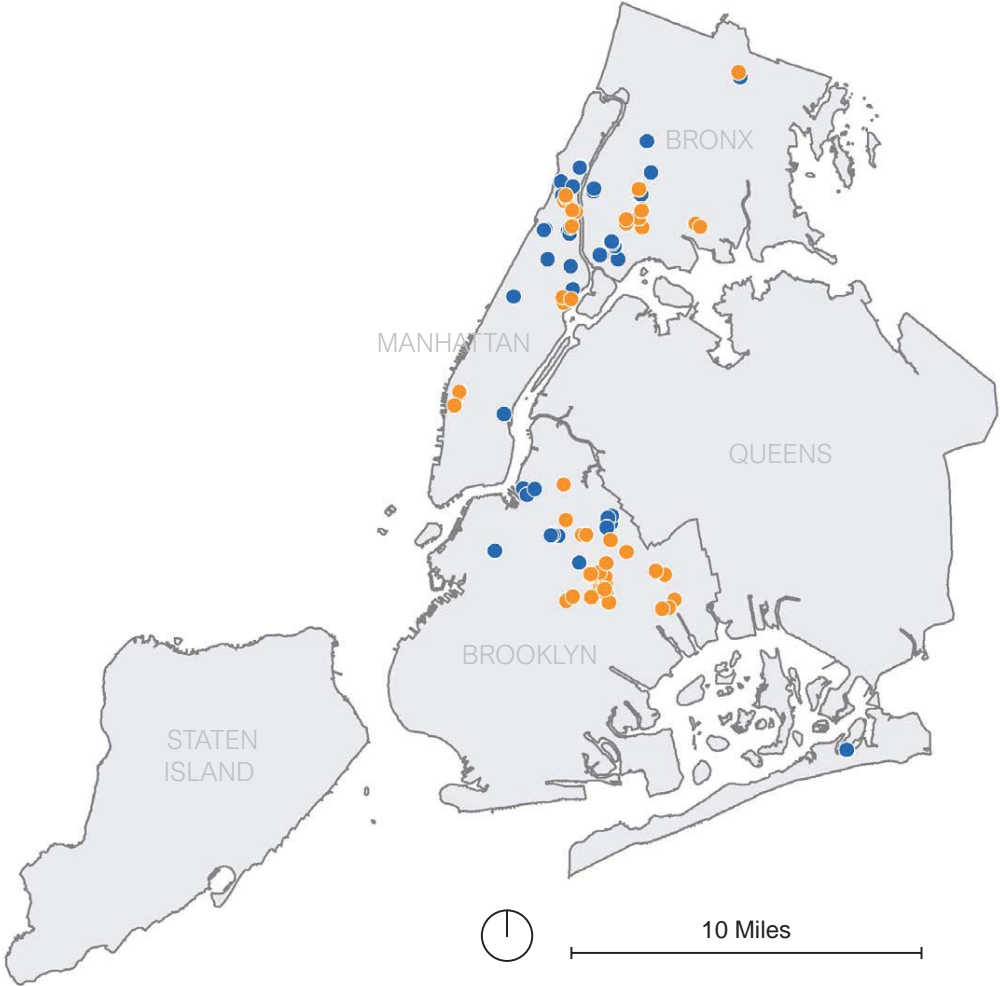
PACT Resident Protections

- **Rent** will be **30% of household 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.*

PACT Conversions

	# Developments	# Units
● Converted PACT Developments	49	9,517
● Active PACT Projects	49	16,596
	98	26,113



Ask a question by typing into the Q&A box or raise your hand!

Progress to Date

Development Name	Apartments	Capital Repairs*	Conversion Date
Ocean Bay (Bayside)	1,395	\$317m	Dec 2016
Twin Parks West (Sites 1 & 2)	312	\$46m	Oct 2018
Betances I; Betances II, 9A; Betances II, 13; Betances II, 18; Betances III, 9A; Betances III, 13; Betances III, 18; Betances IV; Betances V; Betances VI	1,088	\$145m	Nov 2018
Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave and Nelson Ave)	336	\$38m	Nov 2018
Baychester; Murphy	722	\$116m	Dec 2018
Hope Gardens; Palmetto Gardens; Bushwick II (Groups A&C); Bushwick II (Groups B&D); Bushwick II CDA (Group E)	1,321	\$280m	Jul 2019
Independence; Williams Plaza; Armstrong I & II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A & B; 572 Warren St	2,625	\$434m	Feb 2020
335 East 111th Street; 344 East 28th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Groups 2&3); Public School 139 (Conversion); Fort Washington Avenue Rehab; Grampion; Washington Heights Rehab (Groups 1&2); Washington Heights Rehab Phase III & IV (C&D); Samuel (MHOP) I-III; Wise Towers	1,718	\$383m	Nov 2020
Total:	9,517	\$1.76b	



* Note that the Capital Repairs data have been updated to reflect both Hard Costs and Soft Costs, which is consistent with how the PNA is calculated. Previous versions of this table included only Hard Costs.

Active Projects

Development Name	Apartments	Capital Repairs*	Conversion Date
Boulevard; Belmont-Sutter Area; Fiorentino Plaza	1,673	\$319m	2021
Linden; Penn-Wortman	1,922	\$403m	2021
Williamsburg	1,630	\$338m	2021
Harlem River; Harlem River II	693	\$104m	2021
Audubon; Bethune Gardens; Marshall Plaza	557	\$65m	2021
Edenwald	2,039	\$445m	2021
Frederick Samuel Apartments	664	\$262m	2021



Betances



Betances

* Based on 5-year PNA, not actual cost of the final scope of work; conversion dates are projected.

Active Projects (Continued)

Development Name	Apartments	Capital Repairs*	Conversion Date
104-14 Tapscott Street; Fenimore-Lefferts; Lenox Road-Rockaway Parkway; Ralph Avenue Rehab; Reid Apartments; Rutland Towers; Sutter Avenue-Union Street; Tapscott Street Rehab; Crown Heights; Howard Avenue; Howard Avenue-Park Place; Ocean Hill-Brownsville; Park Rock Rehab; Sterling Place Rehabs (Saint Johns-Sterling and Sterling-Buffalo)	1,698	\$357m	2022
Eagle Avenue-East 163rd Street; Claremont Parkway-Franklin Avenue; Davidson; South Bronx Area (Site 402); Stebbins Avenue-Hewitt Place; Union Avenue-East 163rd Street; Union Avenue-East 166th Street	983	\$166m	2022
Chelsea, Chelsea Addition, Elliott & Fulton	2,073	\$344m	2022
Ocean Hill Apartments; Saratoga Village; Stuyvesant Gardens I & II; Bedford-Stuyvesant Rehab	929	\$177m	2022
Metro North Plaza, White & Wilson	921	\$160m	2022
Sack Wern & Clason Point Gardens	814	\$190m	2022
Total:	16,596	\$3.33b	



Betances



Betances

* Based on 5-year PNA, not actual cost of the final scope of work; conversion dates are projected.

PACT Core Criteria



Introduction to PACT Video



This video will be screened during the virtual meeting. Or watch now via the link below.

Video available online at:
on.nyc.gov/nycha-pact

Community Profile Overview

Help us know what's most important about your development. Does this information line up with your experience? Is this information relevant? What's missing? What would you like to see added to this?

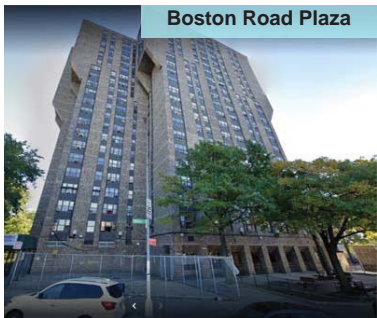
Development Info	<i>Overview of the physical attributes of your development</i>
Community/Commercial Spaces	<i>Overview of the businesses or community facilities on site.</i> <i>Are they well used? What else would you like?</i>
Race & Ethnicity	<i>Overview of race, ethnicity, and languages at your development.</i> <i>Is there anything we should be mindful of when it comes to customs, values, language needs, or anything else?</i>
Age & Disability	<i>Social services can be tailored to meet the needs of different age groups. Design and construction can also help to accommodate residents with any disability.</i>
Income	<i>PACT provides both employment opportunities as well as access to new social services, which could include income/finance-related services.</i>
Household Size	<i>Information on unit sizes and average household sizes at your development.</i>
Major Repairs Needed	<i>Overview of the Physical Needs Assessment.</i> <i>What are the most critical repair needs at the development?</i>

Boston Secor, Boston Road Plaza & Middletown Plaza Quick Facts

Consolidation	Development	Senior Development?
Boston Secor	BOSTON SECOR	
Eastchester Gardens	MIDDLETOWN PLAZA	Yes, exclusively
Pelham Parkway	BOSTON ROAD PLAZA	Yes, exclusively



Boston Secor, Boston Road Plaza & Middletown Plaza Quick Facts



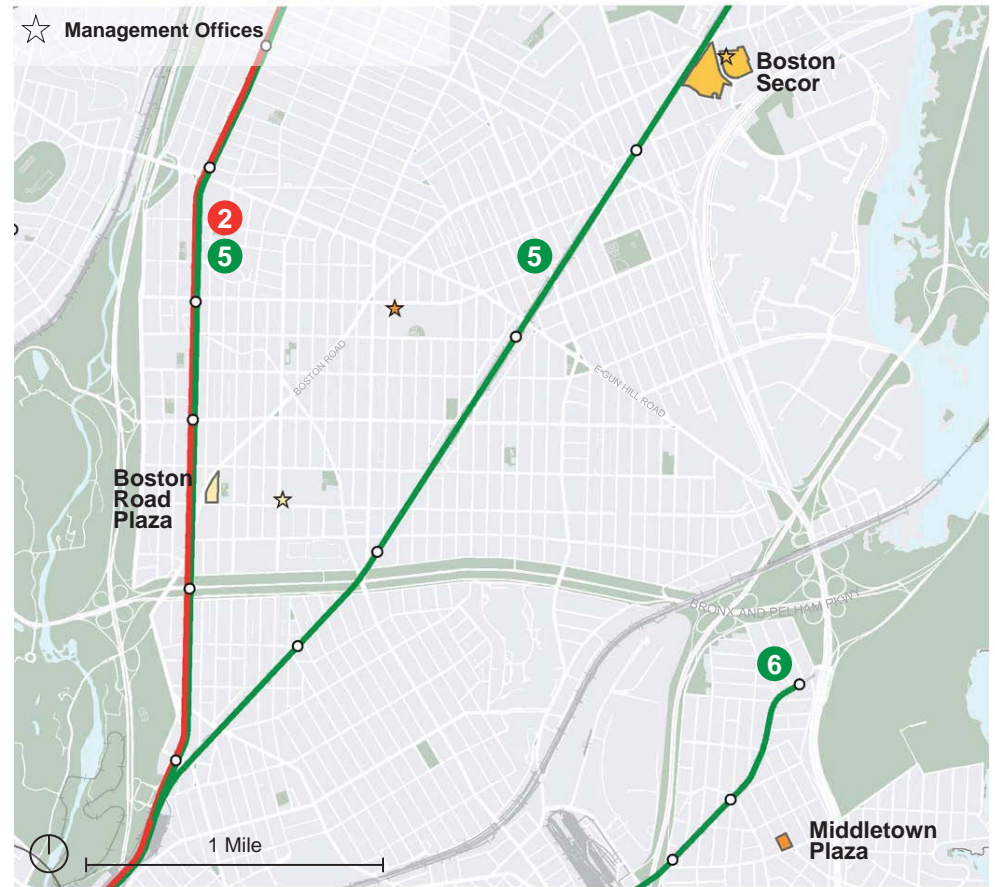
1,782
Residents

952
Apartments

9
Buildings

7
Boilers

12
Elevators



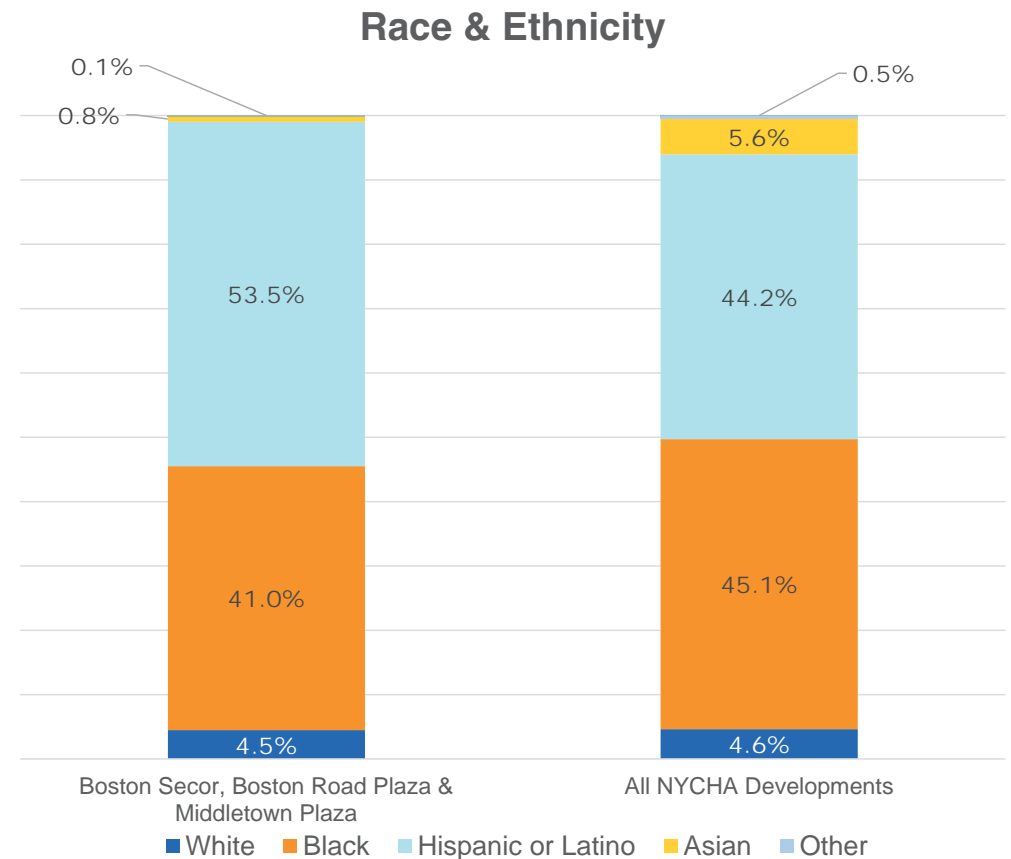
Community Space

ID	Development Name	Community Use	Status	Sponsor	SQFT	Site Address
1	Middletown Plaza	Senior Center	Occupied	Regional Aid for Interim Needs, Inc. (RAIN)	4,490	3035 Middletown Road
2	Boston Road Plaza	Senior Center	Occupied	Regional Aid for Interim Needs, Inc. (RAIN)	5,463	2424 Boston Road
3	Boston Secor	Senior Center	Occupied	Regional Aid For Interim Needs, Inc. (RAIN)	5,757	3540 Bivona Street
4	Boston Secor	School	Occupied	NYC Department of Education	32,631	3540 Bivona Street
5	Boston Secor	Community Center - Cornerstone	Occupied	Mosholu Montefiore Community Center Inc.	N/A	3540 Bivona Street



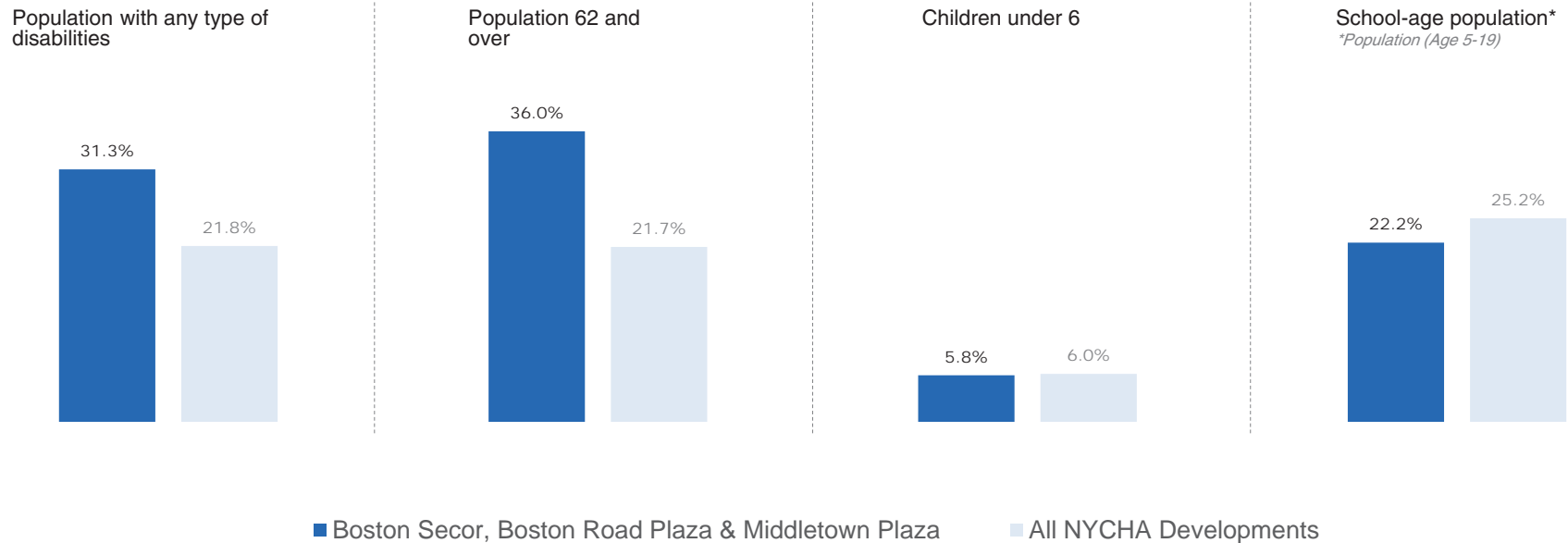
Demographic Snapshot: Race & Ethnicity

- **53.5%** of the total population at Boston Secor, Boston Road Plaza, and Middletown Plaza is **Hispanic or Latino**.
- This is a larger percentage than NYCHA's average Hispanic or Latino population across all developments (45%).



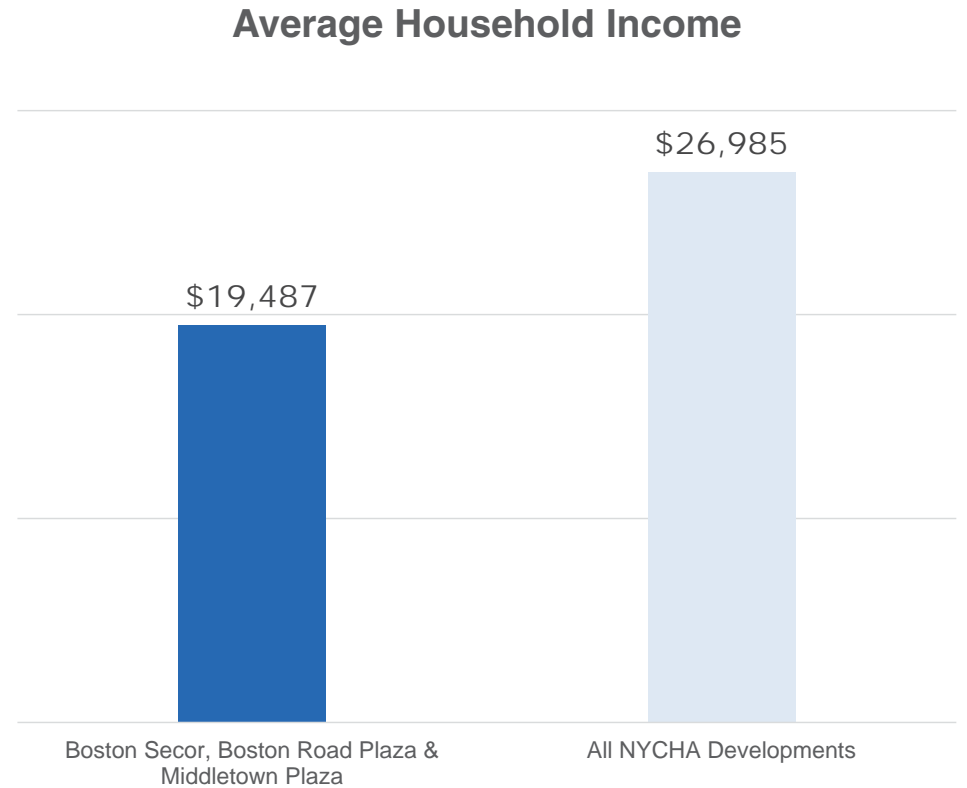
Demographic Snapshot: Age & Disability

Boston Secor, Boston Road Plaza, and Middletown Plaza have a **larger senior population** than a typical NYCHA development.



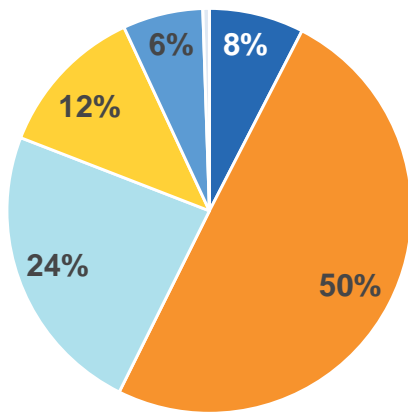
Demographic Snapshot: Income

- The average household income is **\$19,487**, which is lower than NYCHA's average.

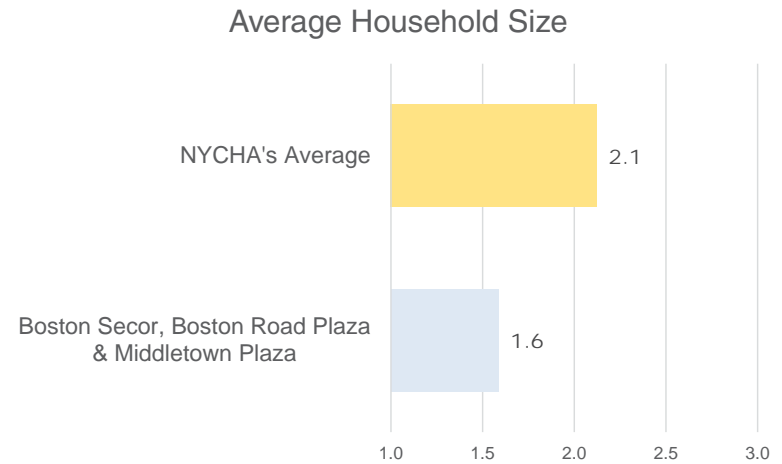


Demographic Snapshot: Household Size

- Boston Secor, Boston Road Plaza, and Middletown Plaza are mostly made up of 1- and 2-bedroom units.
- The average household size is smaller than NYCHA's average.

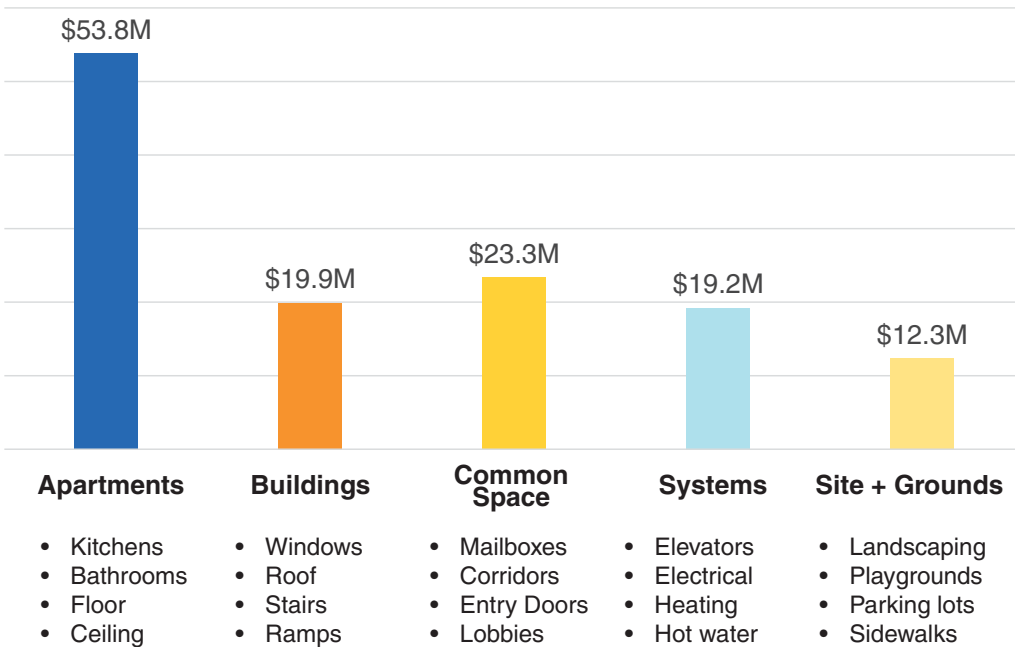


Bedrooms in Boston Secor, Boston Road Plaza & Middletown Plaza	#
0-bedroom units	72
1-bedroom units	474
2-bedroom units	224
3-bedroom units	116
4-bedroom units	61
5-bedroom units	5
Total Units	952

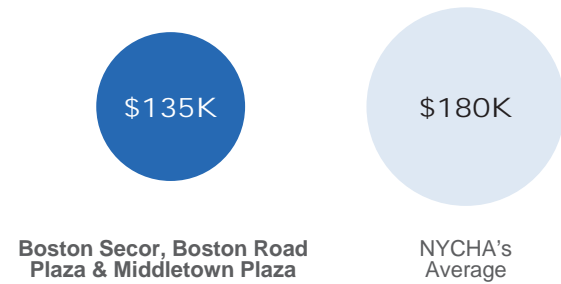


Major Repair Costs: Boston Secor, Boston Road Plaza & Middletown Plaza

Total Repair Cost = \$128.5M



Total Repair Cost Per Unit



Lead Test: Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)

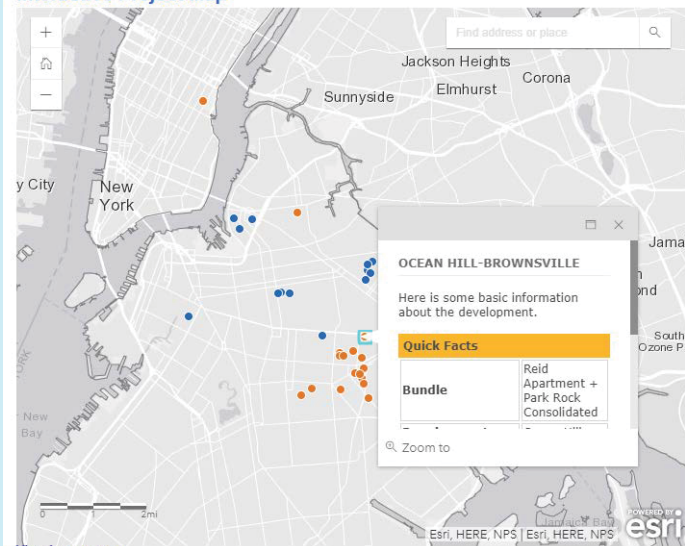
PACT Project Pages

PACT Projects- Development List

Use the drop down menu or map below to select a development. You can learn about the status of PACT at that development, estimated cost of repairs, and other development specific information. Some developments will have their own webpage for residents to learn more about the process at that site.

Click or tap to select a development

Interactive Project Map



New PACT webpages:

- General PACT Info Page
 - PACT video
- PACT Project Page
 - Interactive Map
 - Ability to find specific developments or projects
- Resources for Residents
- Procurement Page

Learn more about PACT and your development at:
<http://on.nyc.gov/nycha-pact>

Resident & Community Engagement Process

Listen & Learn Summer 2021	Partner Selection Fall 2021-Spring 2022	Design Spring 2022-Spring 2023	Construction Summer 2023-2025
<p>Preliminary resident outreach and discussions about community needs and priorities</p> <p>Conduct building and apartment inspections</p> <p>PACT Info Session A: Rights, Responsibilities & Section 8</p>	<p>Issue RFEI to select development partners</p> <p>Continue hosting resident info sessions</p> <p>Review proposals and select development team</p> <p>PACT Info Session B: Design & Construction</p>	<p>Introduce development team to residents</p> <p>Work with residents to prepare detailed rehab and social services plans</p> <p>Residents sign new leases</p> <p>PACT Info Session C: Preparing for PACT Partners</p>	<p>Development converts to Section 8 funding</p> <p>New property manager assumes responsibility</p> <p>Repairs begin</p>

Next Steps

- **Resident Survey** NYCHA will issue a survey to help us better understand resident needs and priorities
- **Building/Unit Inspections** We will schedule time for in-unit inspections, where residents will help us better understand issues in their apartments
- **RFEI** We will issue the Request for Expressions of Interest to ask potential partners to submit project proposals and engagement plans
- **PACT Curriculum** We will continue to host a series of informational, topic-based discussions
- **Resident Meeting #2** We will reconvene this group to talk more about the process, and summarize all we have learned from our meetings and surveys to-date
- **Developer Selection** We will work collectively to select the best proposal for the project

Questions? Ask Now!

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- DIAL *6 to unmute and speak

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Appendix

Boston Secor Quick Facts



1,316
Residents

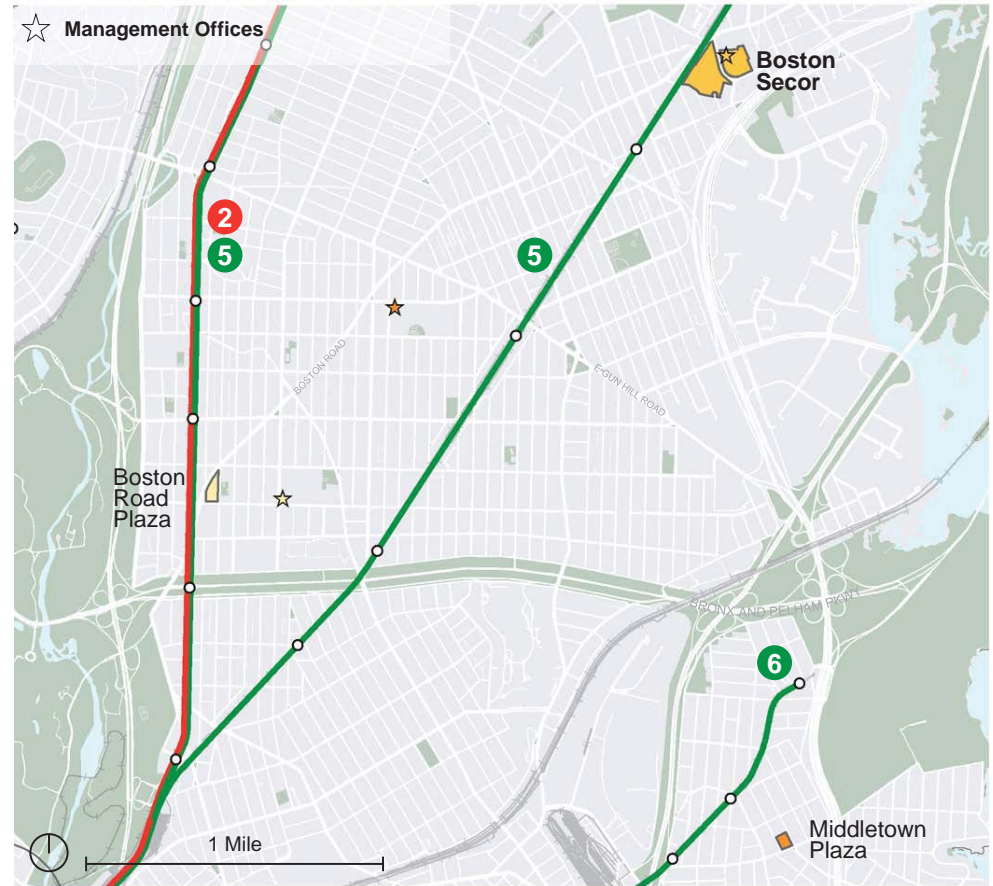
538
Apartments

6
Buildings

3
Boilers

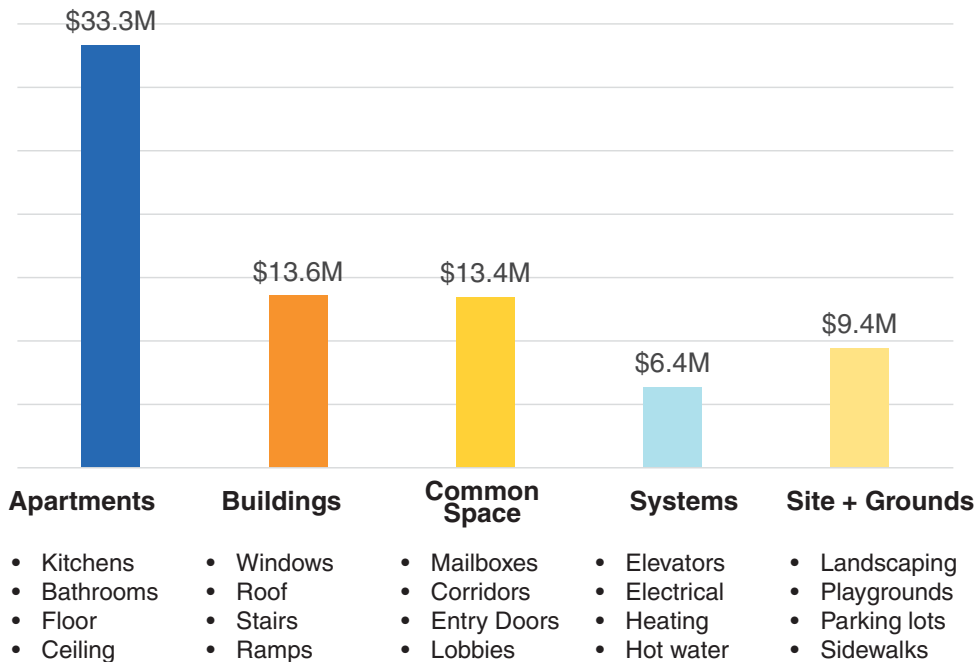
8
Elevators

Part of
**Boston Secor,
Boston Road Plaza
& Middletown Plaza**

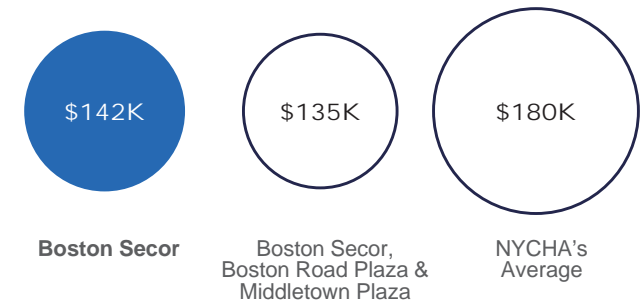


Major Repair Costs: Boston Secor

Total Repair Cost = \$76.1M



Total Repair Cost Per Unit



Lead Test: Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)

Boston Road Plaza Quick Facts



274
Residents

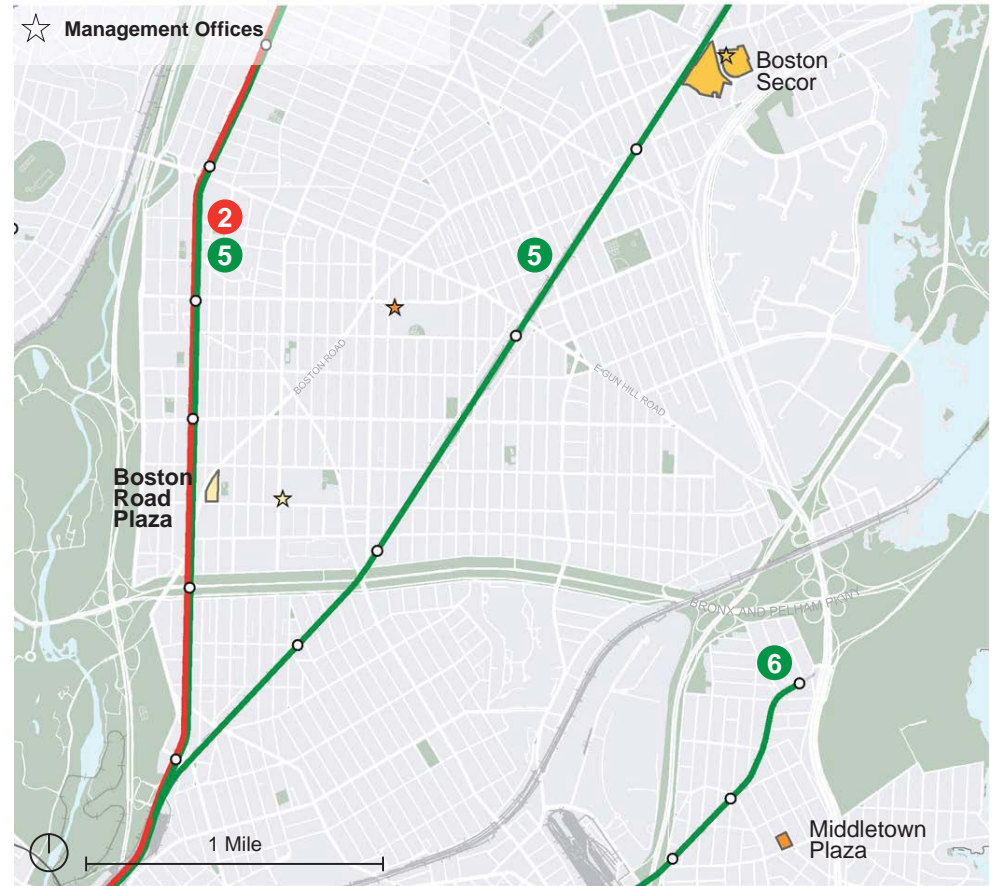
235
Apartments

2
Buildings

2
Boilers

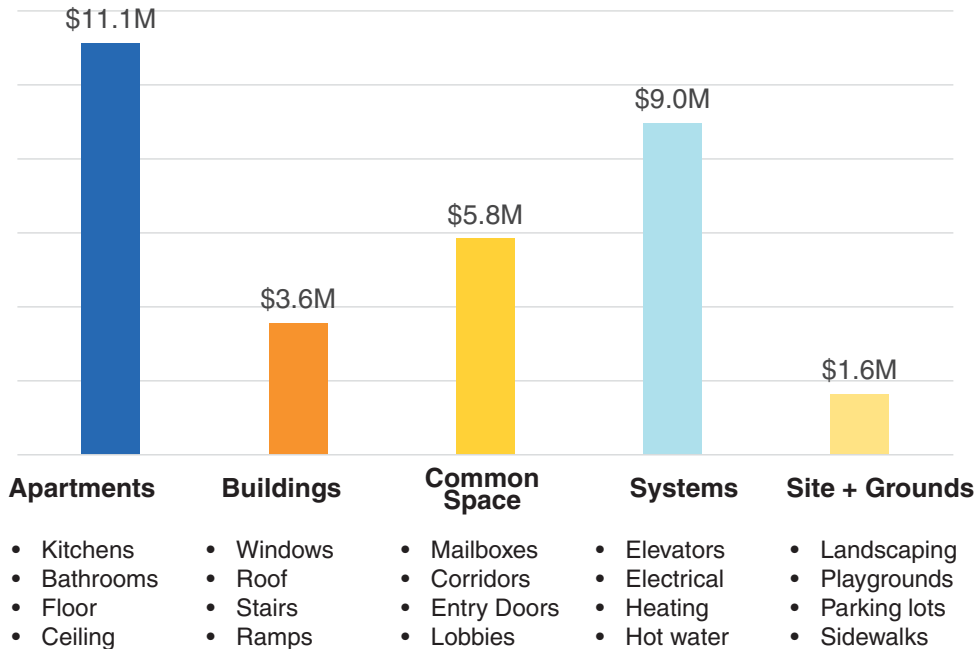
2
Elevators

Part of
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Boston Road Plaza
& Middletown Plaza**

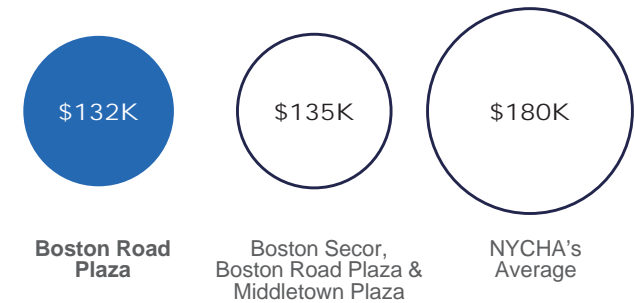


Major Repair Costs: Boston Road Plaza

Total Repair Cost = \$31.1M



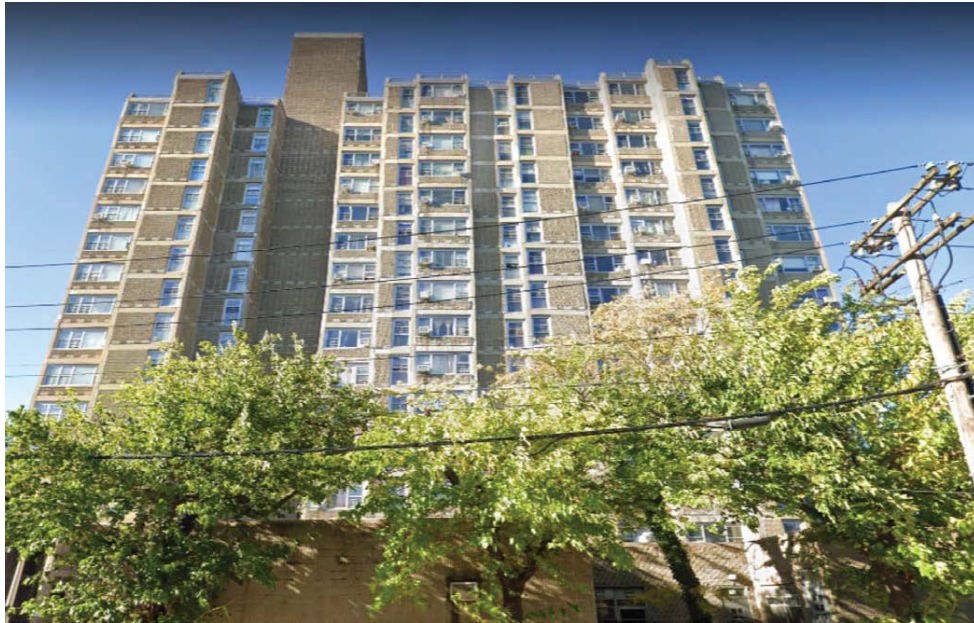
Total Repair Cost Per Unit



Lead Test: Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)

Middletown Plaza Quick Facts



192
Residents

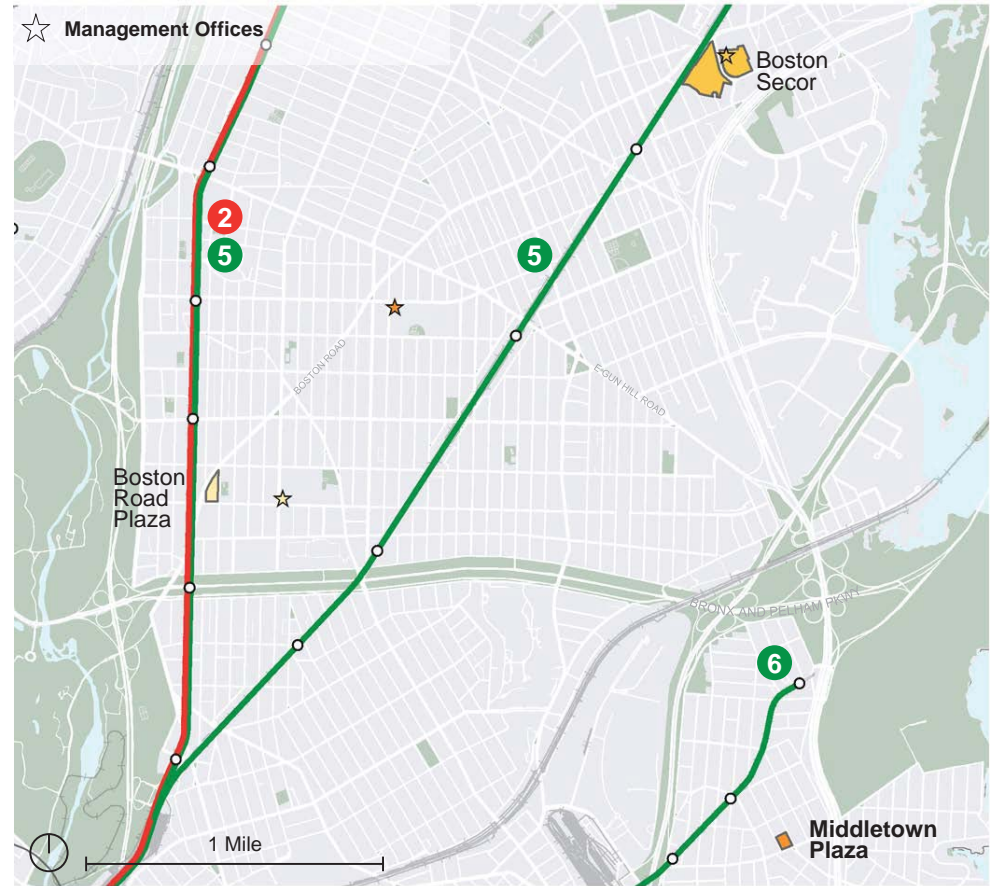
2
Boilers

179
Apartments

2
Elevators

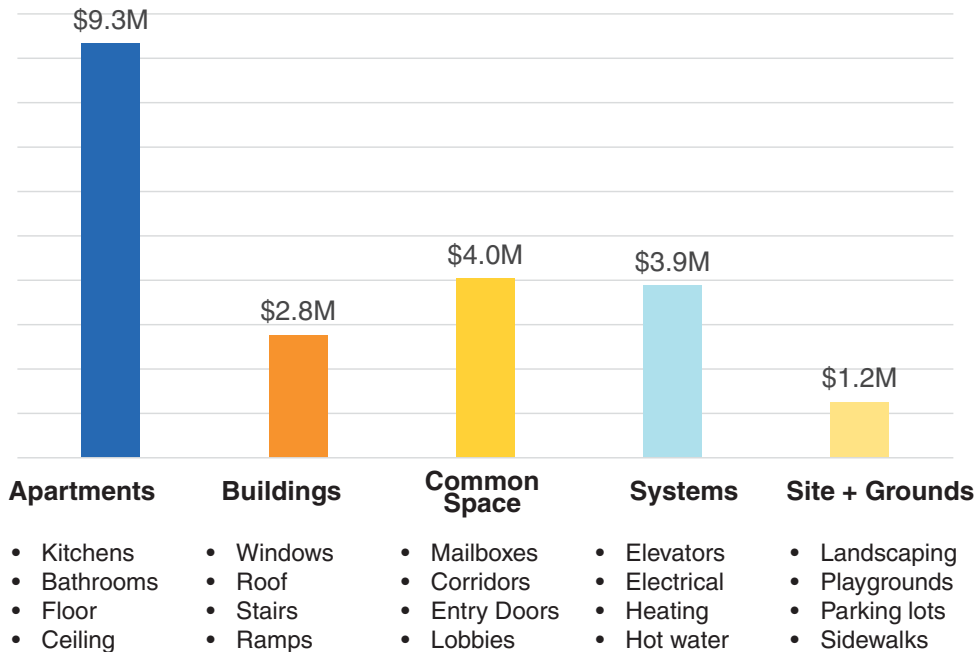
1
Buildings

Part of
**Boston Secor,
Boston Road Plaza
& Middletown Plaza**

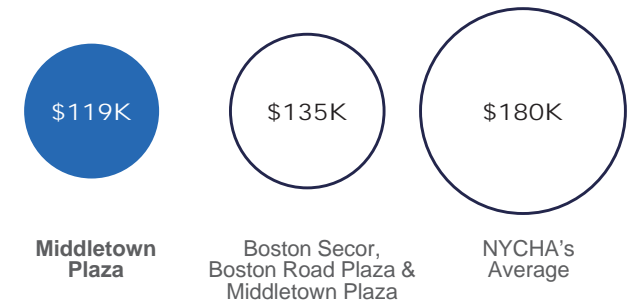


Major Repair Costs: Middletown Plaza

Total Repair Cost = \$21.3M



Total Repair Cost Per Unit



Lead Test: Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)