

Planning for PACT

(Permanent Affordability Commitment Together)

Edenwald

Resident Meeting #1

October 21, 2020



Agenda

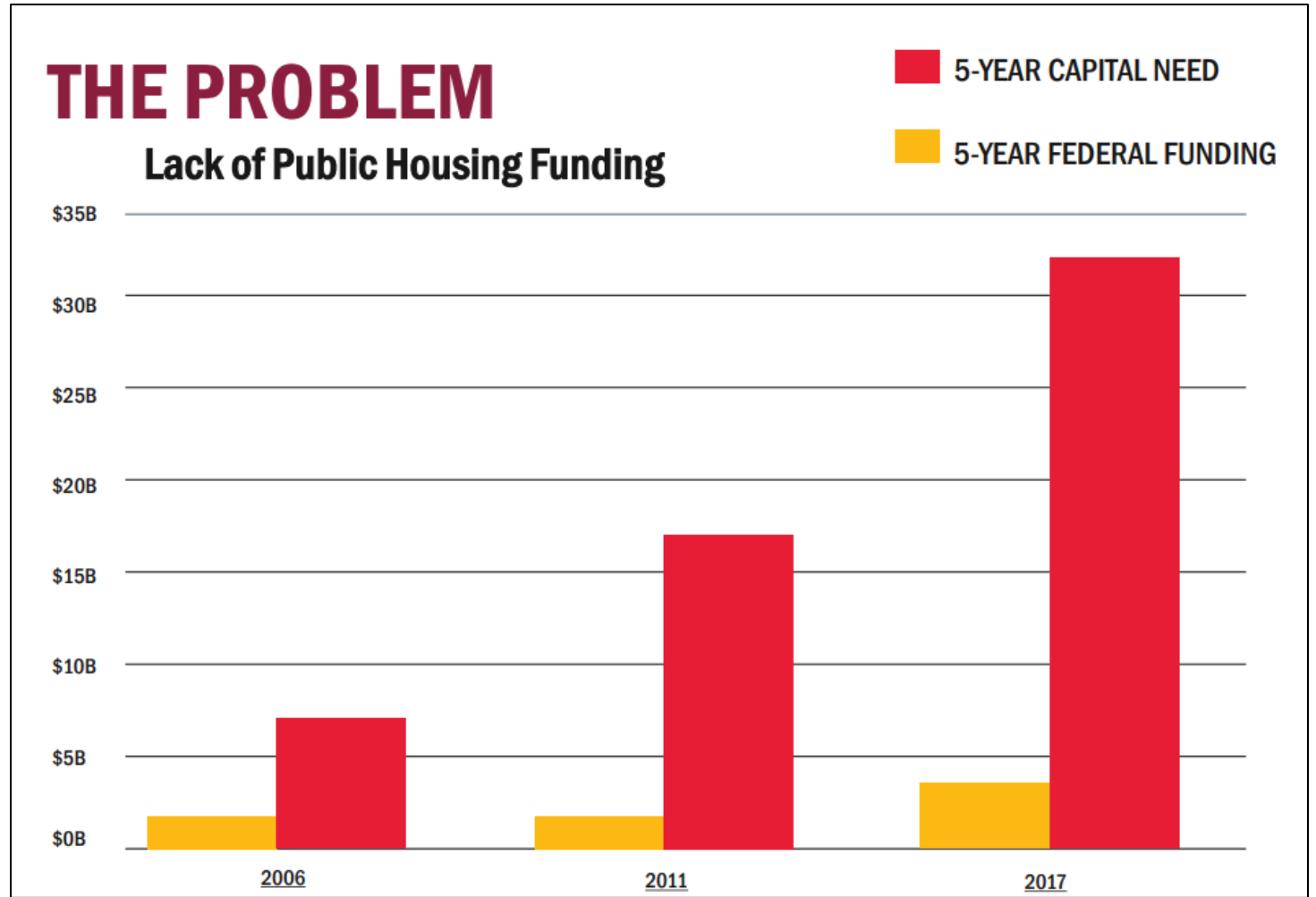
- **PACT: Permanent Affordability Commitment Together**
 - *What is PACT?*
 - *How does PACT work?*
- **Resident Protections**
- **Completed and Active PACT Projects**
- **Community Profile**
- **Resident Engagement and Next Steps**

NYCHA's Mission & PACT

“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.
- PACT unlocks funding to complete comprehensive repairs at your development:
 - Apartments
 - Buildings
 - Community spaces
 - Social services



How Does PACT Work?

- Development converts to a more stable, federally funded program called Project-Based Section 8.*
- Homes remain permanently affordable, and resident rights and protections are preserved.
- Following conversion to Section 8, NYCHA leases land and buildings to private and non-profit development partners, who:
 - Conduct the repairs
 - Serve as new on-site property manager
 - Provide enhanced social services and community programs
- NYCHA administers the Section 8 subsidy and monitors conditions at your development.



Baychester



Betances



Baychester



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 Investment & Improvement

Sites and Grounds



Site improvements at Baychester and Betances



Buildings



Building improvements at Ocean Bay (Bayside) and Baychester



Systems



New and improved building systems at Ocean Bay (Bayside)



Apartments



Newly renovated apartment at Twin Parks West



PACT Resident Protections

- ✓ Your **rent** will not be more than **30% of your household income**.
- ✓ You will have the right to **organize**.
- ✓ Your **resident association** will continue to receive funding.
- ✓ You will have the right to **renew your lease**.
- ✓ Your application will **not be re-screened** upon conversion.
- ✓ You will be able to **add relatives** onto your lease.
- ✓ You will continue to have **succession rights**.
- ✓ You will be able to have **grievance hearings**.
- ✓ You can continue to **receive the Earned Income Disregard**.
- ✓ You will have the opportunity to **apply for jobs** created by PACT.

PACT Conversions

	# Developments	# Units
● Converted PACT Developments	33	7,799
● Active PACT Projects	24	7,626
	57	15,425



PACT: Progress to Date

Development Name	Units	Capital Repairs	Conversion Date
Ocean Bay (Bayside)	1,395	\$236m	Dec 2016
Twin Parks West (Sites 1 & 2)	312	\$38m	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	\$120m	Nov 2018
Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave and Nelson Ave)	336	\$27m	Nov 2018
Baychester; Murphy	722	\$88m	Dec 2018
Hope Gardens; Palmetto Gardens; Bushwick II (Groups A&C); Bushwick II (Groups B&D); Bushwick II CDA (Group E)	1,321	\$215m	Jul 2019
Independence; Williams; Armstrong I and II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A & B; 572 Warren St.	2,625	\$377m	Feb 2020
Total:	7,799	\$1.1b	



Baychester



Ocean Bay (Bayside)

PACT: Active Projects

Development Name	Units	Capital Repairs	Conversion Date
335 East 111th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Group 2); Public School 139 (Conversion); Samuel (MHOP) III; Fort Washington Avenue Rehab; Grampion; Manhattanville Rehab (Group 3); Washington Heights Rehab (Groups 1&2); Washington Heights Rehab Phase III; Washington Heights Rehab Phase IV (C); Washington Heights Rehab Phase IV (D); Samuel (MHOP) I; Samuel (MHOP) II; 344 East 28th Street; Wise Towers	1,718	\$237m	Q4 2020
Boulevard	1,441	\$264m*	2021
Linden	1,586	\$355m*	2021
Williamsburg	1,630	\$338m	2021
Harlem River; Harlem River II	693	\$104m*	2021
Audubon; Bethune Gardens; Marshall Plaza	558	\$65m*	2021
Total:	7,626	\$1.36b*	



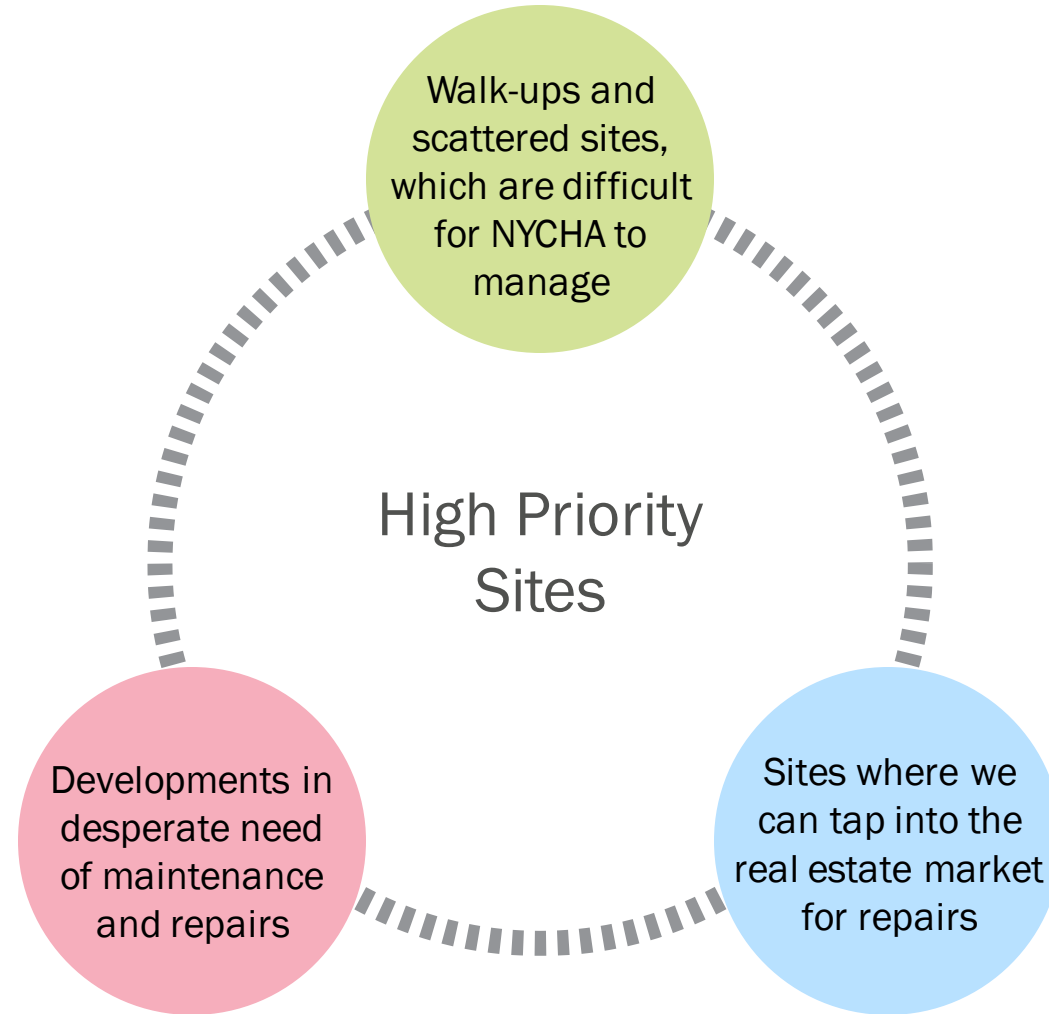
Betances



Ocean Bay (Bayside)

* Based on 5-year PNA, not actual developer scope; conversion dates are projected

PACT Core Criteria



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. Are they well used? What else would you like?</i>
Race & Ethnicity	<i>Overview of race, ethnicity and languages at your development. 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. What are the most critical repair needs at the development?</i>

Edenwald Quick Facts



4,783
Residents

2,039
Apartments

42
Buildings

7
Boilers

24
Elevators



Edenwald

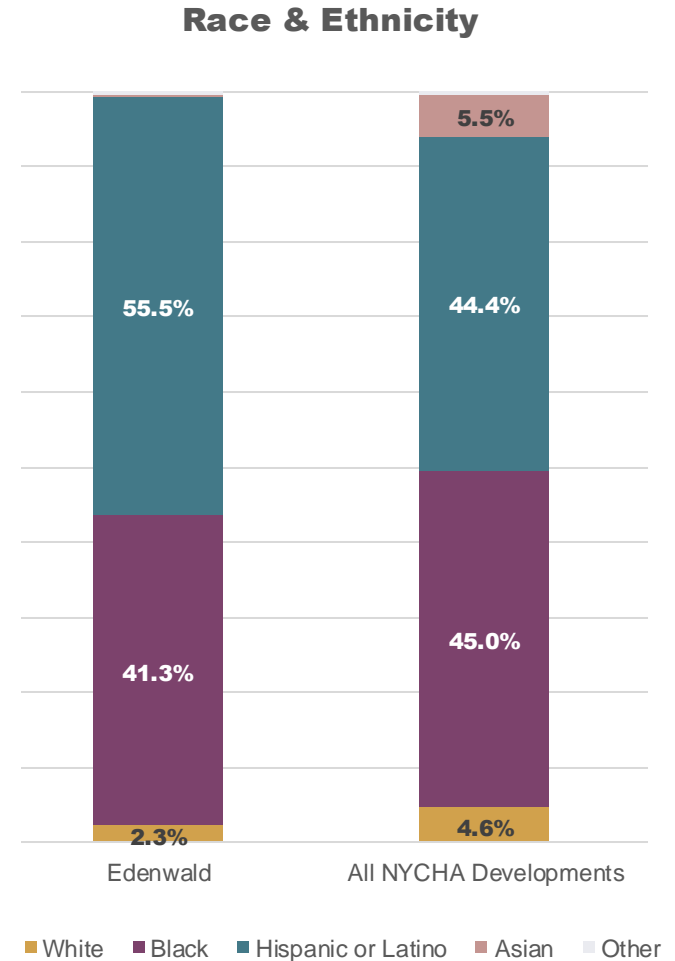
NYCHA Community Space

#	Use	SF
1	Child Care	9,710
2	Community Center - Cornerstone	9,298



Demographic Snapshot: Race & Ethnicity

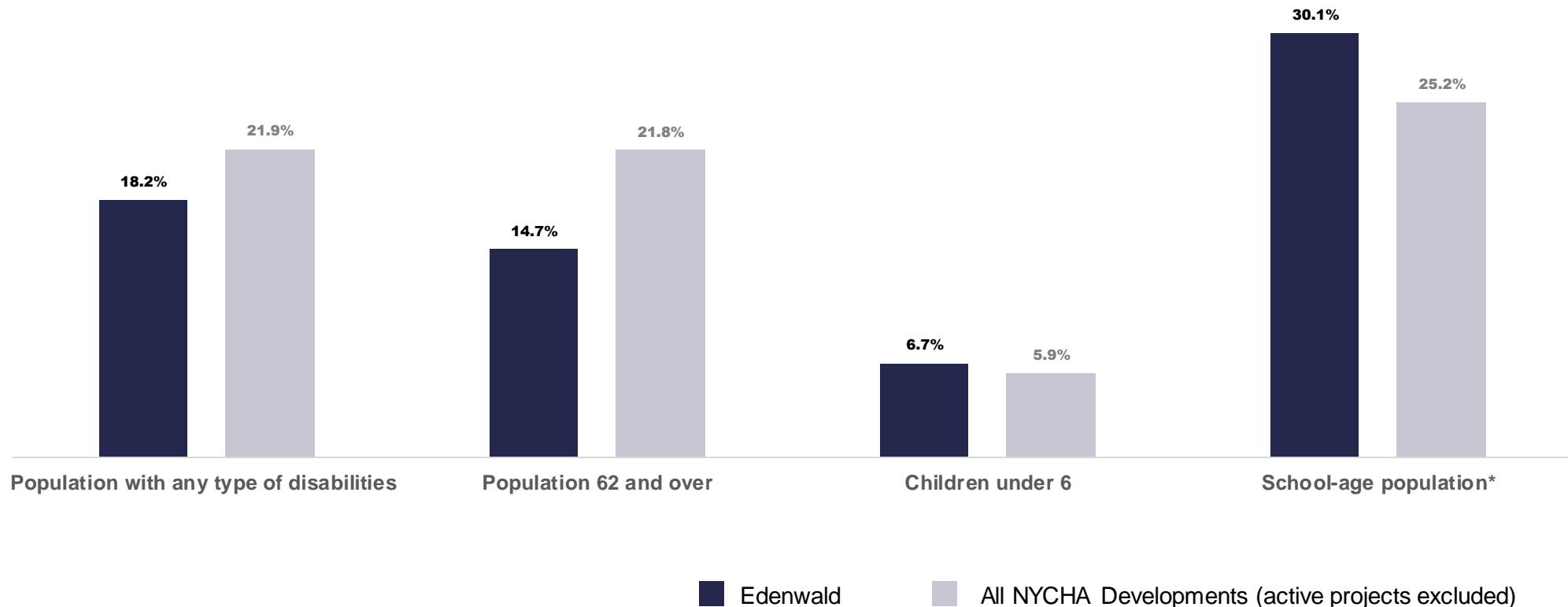
- **Over 55%** of the total population at Edenwald is **Hispanic or Latino**.
- This is consistent with Edenwald, though Hispanic or Latino residents make up a smaller proportion (45%) of the NYCHA population overall.



* Active PACT projects excluded

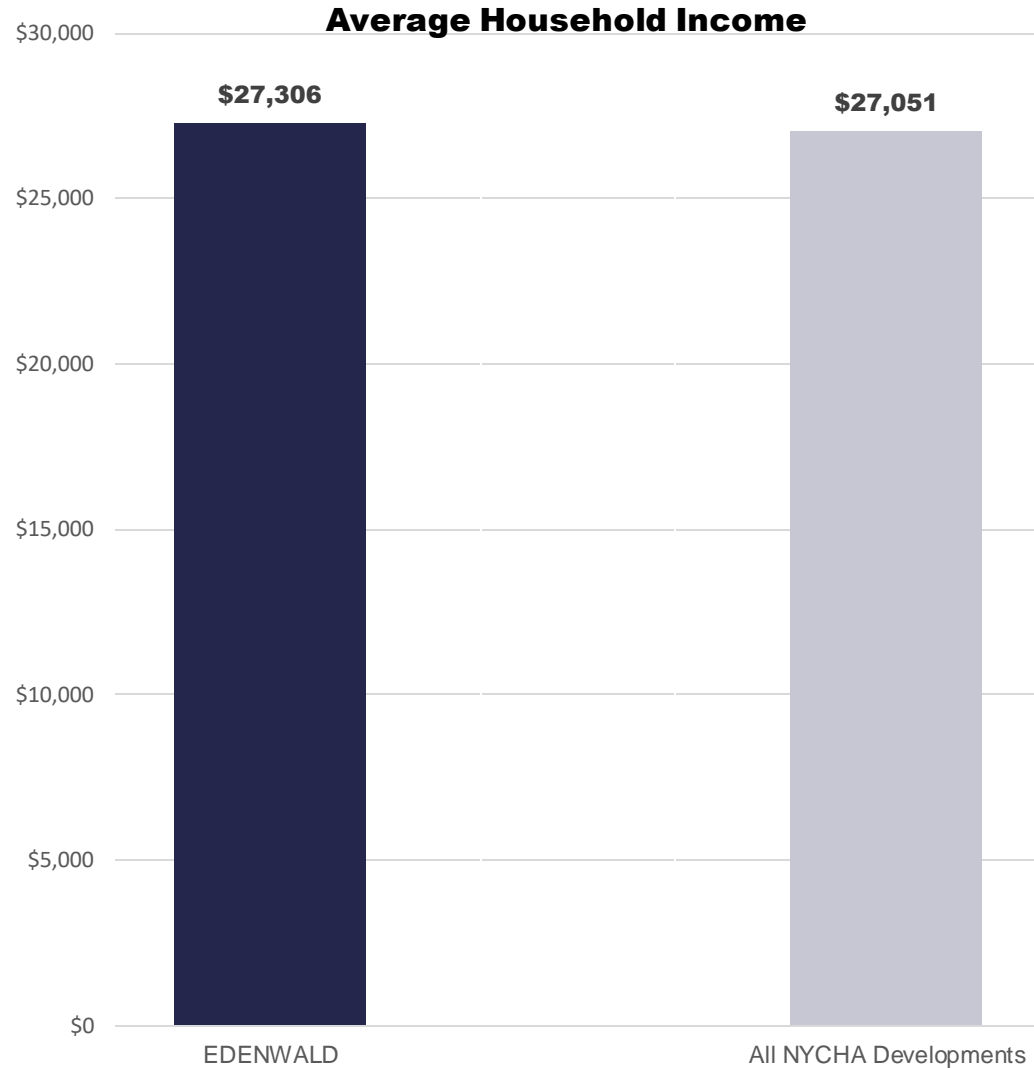
Demographic Snapshot: Age & Disability

- Edenwald has a **larger school-age population** and **smaller senior population** than a typical NYCHA development.



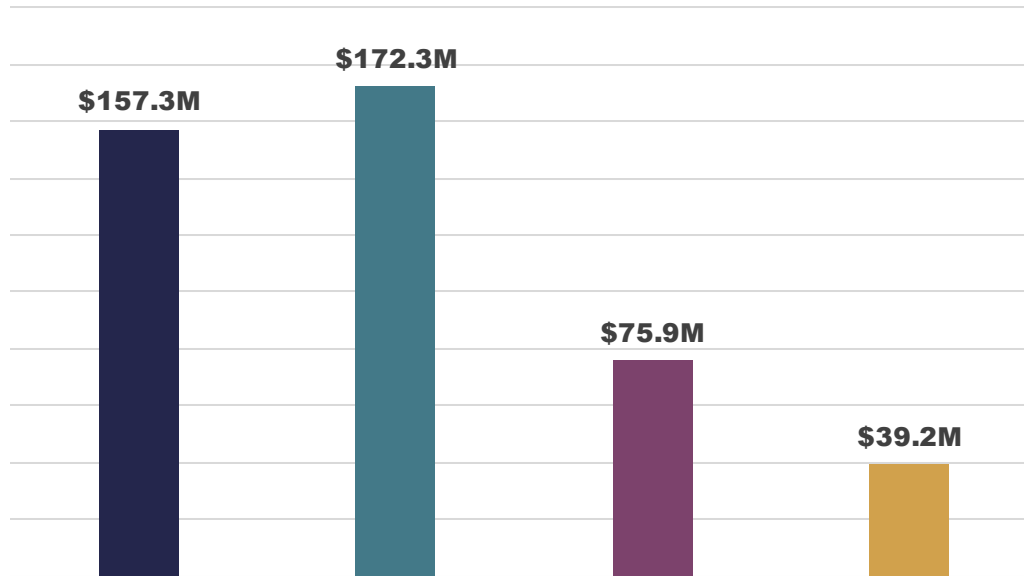
Demographic Snapshot: Income

- The average household income is **\$27,306**, which is almost equal to NYCHA's average overall.
- **45% of all households are living below poverty.**



Major Repair Costs: Edenwald

Total Repair Cost = \$444.7M



Apartments

- Kitchens
- Bathrooms
- Floor
- Ceiling

Buildings

- Roofs
- Stairs
- Windows
- Ramps

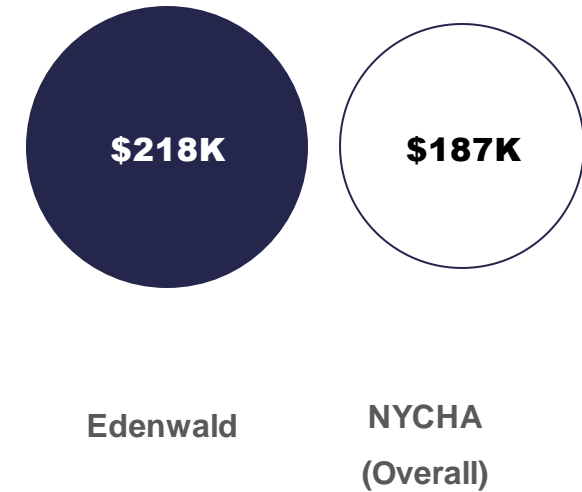
Systems

- Elevators
- Electrical
- Heating
- Hot water

Site + Grounds

- Landscaping
- Playgrounds
- Parking lots
- Sidewalks

Total Repair Cost Per Unit



Lead Test: Depending on findings from PACT inspections, a lead abatement plan will be included as part of the PACT project at Edenwald

Resident & Community Engagement

Fall 2020	Winter 2020	Spring-Fall 2021	Winter 2021
<p>Preliminary resident outreach and discussions about community needs and priorities</p> <p>Info sessions on PACT and Section 8 program</p> <p>Conduct building and apartment inspections</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>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>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

Next Steps

- **September:** **Introductory Presentation – Tenant Associations**
- **October:** **Resident Meeting #1 (Virtual) – All Residents**
- **November:** **PACT Curriculum Webinar – All Residents**
SAVE THE DATE: Tuesday, November 10th and
Thursday, November 12th
 - Section 8 overview
 - Resident rights and protections

Questions? Feedback?

Contact us at:

Email: PACT@NYCHA.NYC.GOV

Phone: (212) 306-4036

General Info & Resources:

on.nyc.gov/nycha-pact

