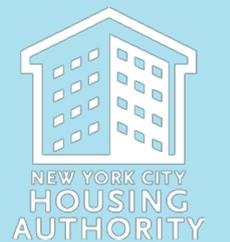


Impact of PACT/RAD

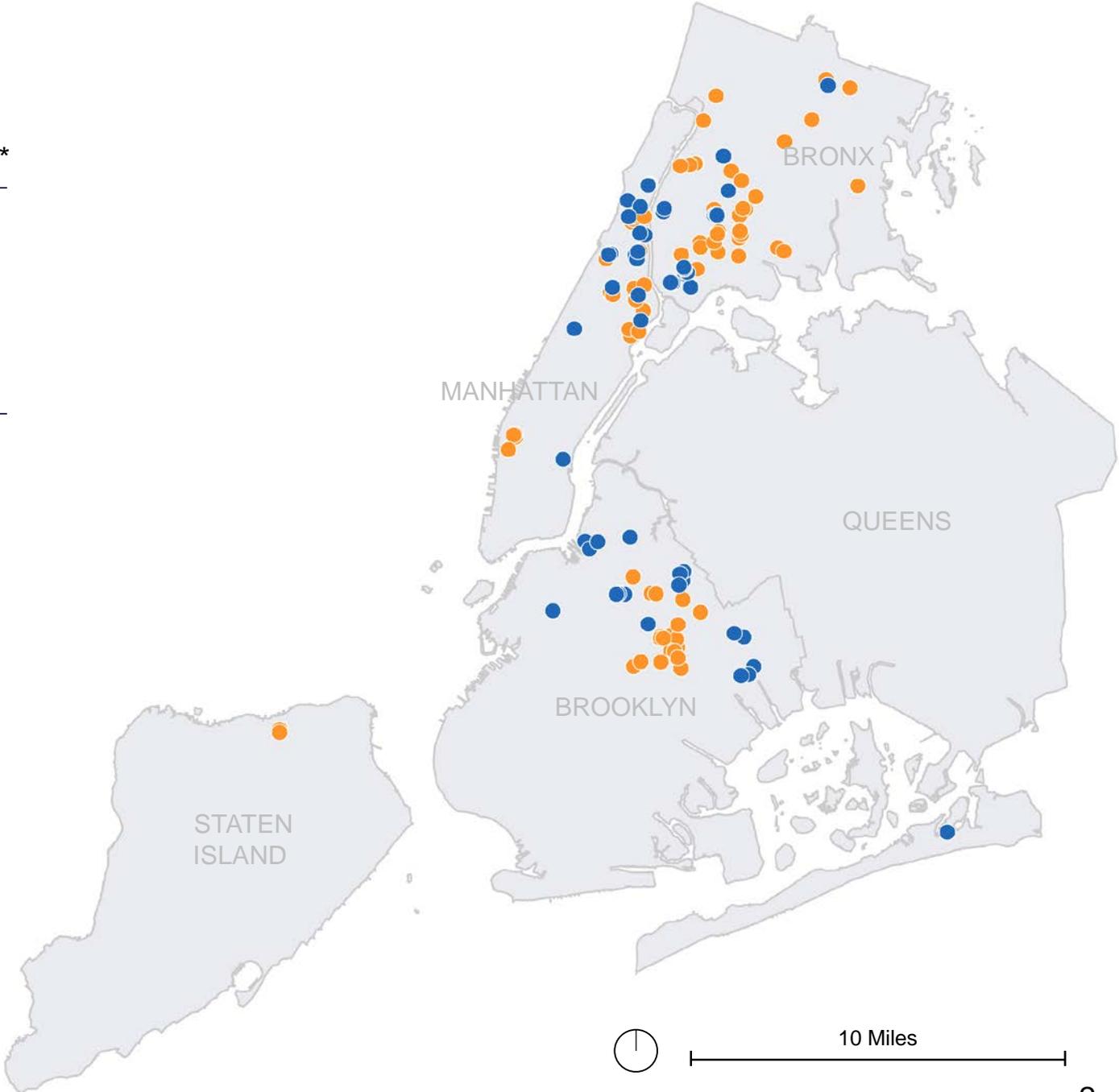
City Council Hearing
May 3, 2022



PACT Projects

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	58	15,426	\$3.40B
● Planning and Resident Engagement	75	19,733	\$3.64B
Total	133	35,159	\$7.04B

Nearly \$3.4 billion in capital repairs already completed or underway.



* Capital repairs for completed PACT developments reflect both Hard Costs and Soft Costs. For active PACT projects, we use the 5-Year Physical Needs Assessment (PNA) to estimate their capital repairs.

Repairs for Residents



"We feel great about the improvements, and we appreciate them so much. Since we've been in the PACT program, we feel very safe; we come out, sit on the benches, and enjoy the sunshine and fresh air. The grounds are beautiful; they gave us a beautiful sitting area, which the tenants love."

-Ms. Sandra Gross, RA President of Baychester Houses

Repairs for Residents



"The improvements gave our apartment more of a modern feel; we appreciated that, and we've now become more comfortable as well."

-Mr. Denny Rojas, Resident at Twin Parks West

Repairs for Residents



"The maintenance is excellent; if there's a problem with your apartment, you can put a ticket in and they take care of it immediately. **The team is on point and the grounds are much cleaner.** Since the renovations, it's like you've heard the tenants' concerns and what the tenants wanted. There's been such an improvement since the PACT program came in."

-Ms. Sharon Nesmith, Resident at Twin Parks West

Centering Resident Expertise



Resident Review Committees Select Partners



PACT Informational Resources



Residents watch this video when they are introduced to the PACT program.

Also available [online](#).

New print collateral are available for residents (and translated in appropriate languages).

Also available [online](#).



Resident Tours of Completed PACT Projects



PACT Investment & Improvement

Building Systems



New and improved building systems and facades at Ocean Bay (Bayside) and Murphy

Common Areas



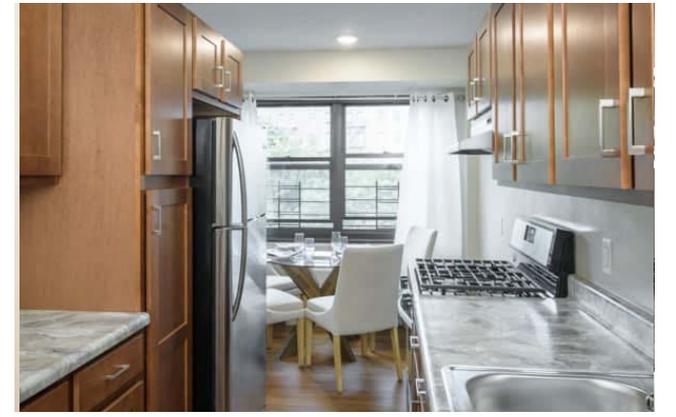
Building improvements at Ocean Bay (Bayside)

Sites and Grounds



Site improvements at Baychester and Betances

Apartments



Newly renovated apartments at Twin Parks West

PACT Investment & Improvement



From top left, clockwise: Warren, Betances, Weeksville, Berry Street, Betances, Baychester

PACT Investment & Improvement



From top left, clockwise: Betances, Ocean Bay (Bayside), Hope Gardens, Armstrong, Warren, Ocean Bay (Bayside)

PACT Investment & Improvement



From top left, clockwise: Baychester, Warren, Baychester, Samuel MHOP, Twin Parks West, Weeksville

Social Services for Residents



“In 2020, we fell behind with our rent. The Catholic Charities team helped us to **secure all of our arrears. They also helped us to secure food** and furniture during the COVID-19 pandemic. They referred my wife to an immigration attorney who helped her become a U.S citizen, and thanks to that I am currently in the process of securing a permanent status.”

-Mr. Retamales, Resident at Betances

Recent Round 8 Progress



- Residents have started to move back into **lead-free, renovated apartments** at Williamsburg
- **100% of mold and leak** work tickets were closed at Williamsburg, **80%** at Linden/Penn-Wortman
- **Critical building system repairs** made at Linden/Penn-Wortman to water lines and hot water systems
- **Full cleaning sweeps** continue to happen at all recently converted sites by new property management staff

NYCHA Ownership & Oversight

NYCHA **continues to own the land and buildings** converted through PACT, and all units continue to be subsidized through HUD.

- NYCHA is the Section 8 administrator and controls the waitlist and release of subsidy for the PACT program.
- NYCHA monitors conditions at the developments and ensures that developers adhere to their obligations to residents, including:
 - **Monitoring the construction scope and progress of repairs**
 - **Monitoring on-going maintenance and repairs at the properties**
 - **Job placement and training related to the Section 3 program**
 - **Monitoring the financial health of each transaction**
 - **Monitoring MWBE contracting**
- NYCHA is supported by the Asset Management infrastructure of our PACT financing partner, and sister agency, NYC Housing Development Corporation.

PACT Resident Protections

- **Rent** remains capped at **30% of household income.** *
- Residents continue to have **succession rights.**
- Residents have the right to **organize.**
- **Resident associations** will continue to receive funding.
- Residents will **not be re-screened** upon conversion.
- Residents have the right to **renew their lease.**
- Residents can **add relatives** onto their lease.
- Residents have the right to **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 are a mixed family, as defined by HUD.*

**We must continue working together
as a community to succeed in our shared
mission of strengthening and
preserving this vital resource
of affordable housing in
New York City.**

Thank you for your support.

Improved Engagement Process

Meaningful engagement requires centering resident expertise. Plans must strive to achieve residents' goals and priorities.

- 1. The process is transparent and starts much earlier to incorporate feedback.**
 - Ample time is allocated to each project to allow for robust resident participation and dialogue prior to reaching key milestones and decision points.
- 2. Residents are supported with technical and legal resources.**
 - Residents can request services, including research and policy analysis, financial and legal consultation, architecture and urban design, and tenant organizing and advocacy.
- 3. Give residents a greater voice in the planning process.**
 - Residents are shaping key components of PACT plans based on the specific needs in their community.
- 4. Information sharing and clear communication are key factors to success.**
 - We have new educational materials, videos, and web resources and are adapting back to in-person meetings.

Engagement Process

Phase	Listen & Learn	Design	Refine	Implement
Goal	<p>Educate residents about the PACT program</p> <p>Learn about community needs</p>	<p>Understand community goals and priorities</p> <p>Select PACT partners</p>	<p>Prepare detailed rehabilitation, property management, and social service plans</p>	<p>Transition to new property management team</p> <p>Conduct repairs</p>
Key Engagement Activities	<ul style="list-style-type: none"> Regular RA meetings Resident info sessions PACT Curriculum Flyering and material distribution Launch PACT project pages, email, and hotline Resident surveys 	<ul style="list-style-type: none"> Regular RA meetings Resident workshops PACT Curriculum Incorporate community goals and priorities into RFEI RAs participate in selection of PACT partners 	<ul style="list-style-type: none"> Regular RA meetings Resident workshops PACT Curriculum Lease signings, including free legal assistance Fairs and trainings for job seekers 	<ul style="list-style-type: none"> Regular RA meetings Resident info sessions and progress reports Assistance with temporary relocations (if needed) Social service providers support housing stability Ribbon cutting

Construction In Progress or Complete

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
Boulevard, Belmont-Sutter Area & Fiorentino Plaza	1,673	\$483m	Dec 2021
Linden & Penn-Wortman	1,922	\$430m	Dec 2021
Williamsburg	1,621	\$493m	Dec 2021
Harlem River I & II	693	\$236m	Feb 2022
Total:	15,426	\$3.40B	



Ocean Bay (Bayside)



Betances

 = Construction complete

* 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.

Planning and Resident Engagement

Development Name	Apartments	Capital Repairs Estimate*	Conversion Date
Audubon; Bethune Gardens; Marshall Plaza	557	\$65m	2022
Edenwald	2,039	\$445m	2023
Frederick Samuel Apartments	664	\$262m	2023
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	2023
Chelsea; Chelsea Addition; Elliott; Fulton	2,055	\$344m	2023
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	2023
Ocean Hill Apartments; Saratoga Village; Stuyvesant Gardens I & II; Bedford-Stuyvesant Rehab	929	\$177m	2023
Metro North Plaza; White; Wilson	921	\$160m	2023
Sack Wern; Clason Point Gardens	814	\$190m	2023



Ocean Bay (Bayside)



Betances

* The Capital Repair Estimate is based upon NYCHA's 5-year Physical Needs Assessment (2017) and is not an actual cost of the final scope of work.

Planning and Resident Engagement (Cont'd)

Development Name	Apartments	Capital Repairs Estimate*	Conversion Date
Boston Road Plaza; Boston Secor; Middletown Plaza	952	\$129m	2023
Morris Park Senior Citizens Home; Robinson; UPACA (Sites 5 & 6); Corsi Houses; Rehab Program (Taft Rehabs); 131 Saint Nicholas Avenue	1,063	\$189m	2023
1010 East 178th Street; East 180th Street-Monterey Avenue; Twin Parks East (Site 9); Bailey Avenue-West 193rd Street; Fort Independence Street-Heath Avenue; Harrison Avenue Rehab (Groups A & B); University Avenue Rehab; West Tremont Avenue-Sedgwick Avenue Area	1,817	\$277m	2023
Bryant Avenue-East 174th Street; East 165th Street-Bryant Avenue; East 173rd Street-Vyse Avenue; Hoe Avenue-East 173rd Street; Hunts Point Avenue Rehab; Longfellow Avenue Rehab; West Farms Road Rehab; West Farms Square Conventional	850	\$148m	2023
Manhattanville	1,272	\$223m	2023
Eastchester Gardens	877	\$160m	2023
Moore; East 152nd Street-Courtlandt Avenue	684	\$101m	2023
Rangel	984	\$150m	2023
West Brighton I & II	574	\$101m	2023
Total:	19,733	\$3.64B	



Ocean Bay (Bayside)



Betances

* The Capital Repair Estimate is based upon NYCHA's 5-year Physical Needs Assessment (2017) and is not an actual cost of the final scope of work.

Other Initiatives to Support PACT

Build to Preserve

- Goal is to generate funding for NYCHA developments while creating housing and other neighborhood amenities where they are desperately needed.
- Residential buildings must comply with Mandatory Inclusionary Housing (MIH) levels of affordability.
- NYCHA is exploring Build to Preserve at the developments in Manhattan's Chelsea neighborhood with a working group of residents, elected officials, community representatives, and housing organizations.

Transfer to Preserve

- Goal is to identify sites with excess development rights to generate proceeds for capital repairs at the neighboring NYCHA developments.
- In 2020, NYCHA successfully completed our first two stand-alone transfers of excess development rights (a.k.a. "air rights") at Ingersoll Houses in Brooklyn and Hobbs Court in Manhattan, generating approximately \$27 million in proceeds.
- NYCHA issued a Request for Expressions of Interest in 2020 to solicit proposals and establish criteria for how NYCHA will evaluate proposals in consultation with residents.