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# FULTON & ELLIOTT- CHELSEA HOUSES



# **FULTON & ELLIOTT-CHELSEA HOUSES**

## **PACT TRANSFORMATION**

MAY 3, 2022

## Answering your questions is our priority

Everyone will be muted during the presentation, but we will open for questions at the **end** of the meeting

### TO ASK A QUESTION:

#### 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 your question into the Q&A Box
- Click Send, or
- Click to raise your virtual hand (you will be called on to speak)
- Unmute yourself and ask a question



# **1 PACT OVERVIEW & PROCESS HISTORY**

# 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.

## PACT Investments & Improvements



*Renovated apartment at Twin Parks West*



*Site improvements at Baychester*



*Repaired roof and solar panel system at Ocean Bay (Bayside)*



*Renovated building entrance at Ocean Bay (Bayside)*

# 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.

*\* 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.*

ASK A QUESTION DURING THE MEETING BY TYPING INTO THE Q&A BOX



Betances



Ocean Bay (Bayside)

# PACT Resident Protections

- Rent will be 30% of your household's 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.*

## **2 PARTNER INTRODUCTION**

# Fulton & Elliott-Chelsea PACT Partners

Fulton and Elliott-Chelsea reflect the diversity that defines the mosaic of New York City. As a team comprised of a Black owned developer (Essence) and the most accomplished affordable housing preservationist in the nation (Related), our team is uniquely equipped to partner with this community.

## CO-DEVELOPERS

**Essence Development  
and Related Companies**

## GENERAL CONTRACTOR

**Related Construction**

## PROPERTY MANAGEMENT

**Related Management Company**

## Co-Developers



- A Black-owned, social impact development firm operated by a seasoned affordable housing preservationist
- Focuses on developing communities of opportunity through community engagement, sustainable design, and building teams that reflect the communities they serve



- One of the most prominent privately-owned real estate firms in the U.S
- Started exclusively as an affordable housing developer in 1972
- Owns, operates, and manages over 55,000 affordable and workforce housing apartments

# General Contractor + Property Management

## RELATED CONSTRUCTION

- Local Hiring Partnerships
- Construction management experience in affordable and high-end residential, senior-living, commercial, and retail

## RELATED MANAGEMENT

- Over 67,000 residential units under management
- Over 48 years experience in affordable and mixed-use management
- At Fulton and Elliott-Chelsea, will staff 102 employees that will provide full management and maintenance services 7 days a week

# Resident Liason



- Household Assessments
- Resident Liason

Housing Opportunities Unlimited (HOU) works in a diverse range of affordable and mixed income public and subsidized housing and specializes in assisting tenants and residents that are in transition due to major renovation projects in their communities.

HOU's mission is to ensure that residents are treated fairly and experience minimum physical and emotional stress during the renovation process, while also ensuring that projects are completed in a timely and efficient manner.

# Residents of Fulton & Elliott-Chelsea



- Opportunities to join Resident Working Groups
- Transparency and Open Communication
- Update Meetings

# **3 PROPOSAL OVERVIEW**

PROPOSAL OVERVIEW



**2,058**  
UNITS RENOVATED



**NEW UNITS OF  
AFFORDABLE/  
WORKFORCE  
HOUSING**



Responsive and  
**ACCOUNTABLE**  
Management



**ADA**  
RENOVATIONS

**Sustainable  
Resilient  
Design**



**GREEN  
JOBS**



**REDESIGNED**  
heating & cooling system



**EMPLOYMENT  
& TRAINING  
OPPORTUNITIES**



**Resident  
Portal**



**UPGRADED** energy  
& water systems



**COALITION**  
of partners

ADDRESSING  
**MOLD  
LEAD  
ASBESTOS**

**MULTI-LAYERED  
security program**  
W/ ACCESS CONTROLS



**PLUMBING  
REPLACEMENT**

**COMPLETE ELEVATOR  
MODERNIZATION**

**14,000**  
GSF healthcare  
& services  
associated with

**Caremax**



**47,000 GSF**  
NEW COMMUNITY SPACES

**4-block long Art Walk**  
connecting programmable public spaces



Redesigned **INTERIORS  
& COMMUNITY SPACES**



# Project Summary

Healthcare Services | Workforce Training | Enhanced Services



## PACT REHAB

Enhanced units and community spaces across all 18 buildings



## NEW CONSTRUCTION

100+ new units



## PUBLIC SPACE

Green spine connecting outdoor spaces, playgrounds, gardens

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# Buildings



Comprehensive façade improvement



Replace windows and installation of new A/C units



New roofing and elevators



Upgrade heating/cooling, ventilation, plumbing, emergency power systems



Incorporated flood mitigation measures



Address lead, asbestos, and mold concerns



ADA modifications



# Apartments



New flooring, lighting, window treatments throughout



New kitchen cabinets, countertops, appliances



New bathroom vanities, tub/showers, mirrors



New plumbing fixtures and faucets



Repairs, repainting, and insulation of walls



# Amenities, Lobbies, & Community Spaces



Update amenities spaces



Redesign entrances and lobbies



Expand Hudson Guild community center with new gym and auditorium



Comprehensive landscaping and site improvements

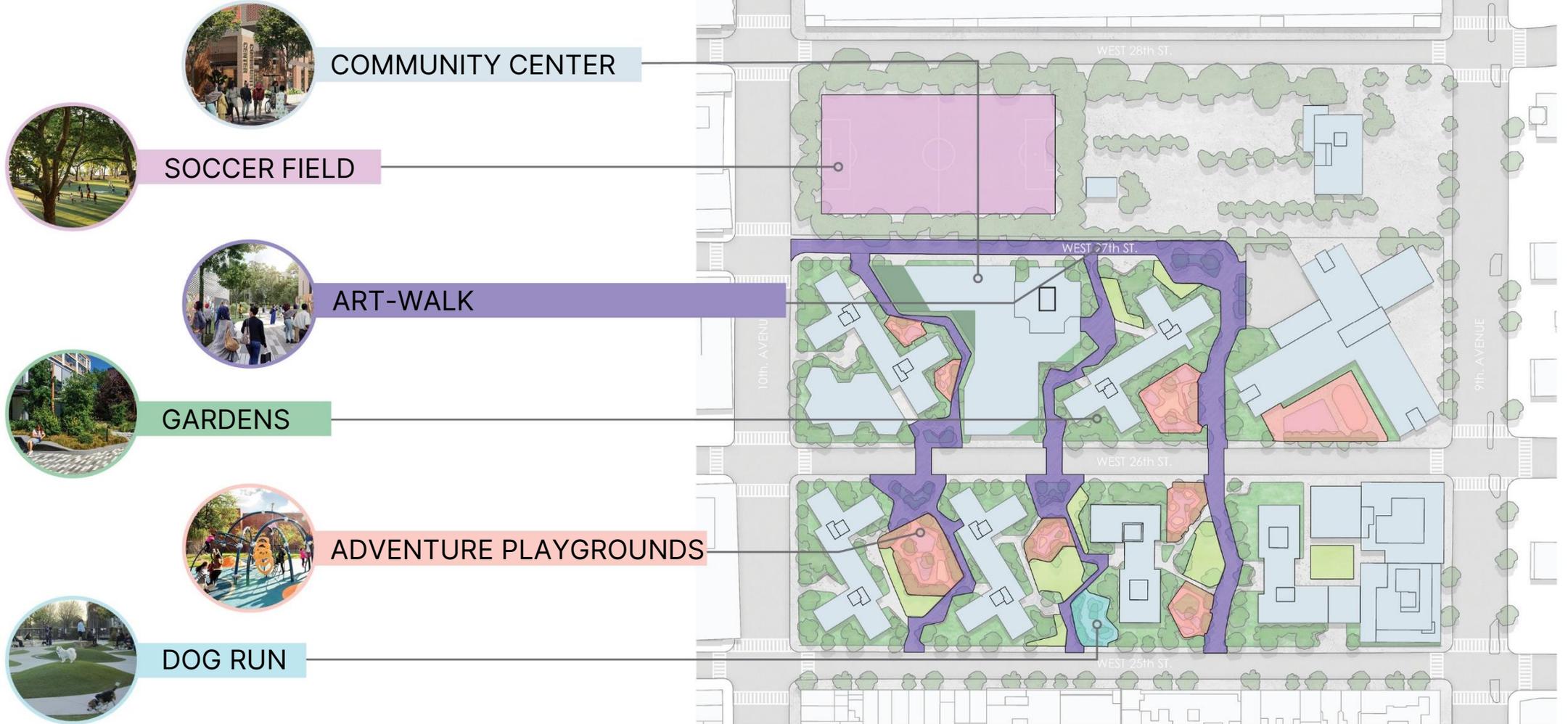


Collaborations with organizations such as Sandbox (STEAM-focused innovation lab)



# Elliott-Chelsea Site Plan

Proposed Public Space Improvements, final plans will be subject to resident review and approval



ASK A QUESTION DURING THE MEETING BY TYPING INTO THE Q&A BOX

# Fulton Site Plan

Proposed Public Space Improvements, final plans will be subject to resident review and approval



COMMUNITY GARDENS



ART-WALK



ADVENTURE PLAYGROUNDS



BASKETBALL COURT



GARDENS



PROGRAMMABLE LAWN



DOG RUN



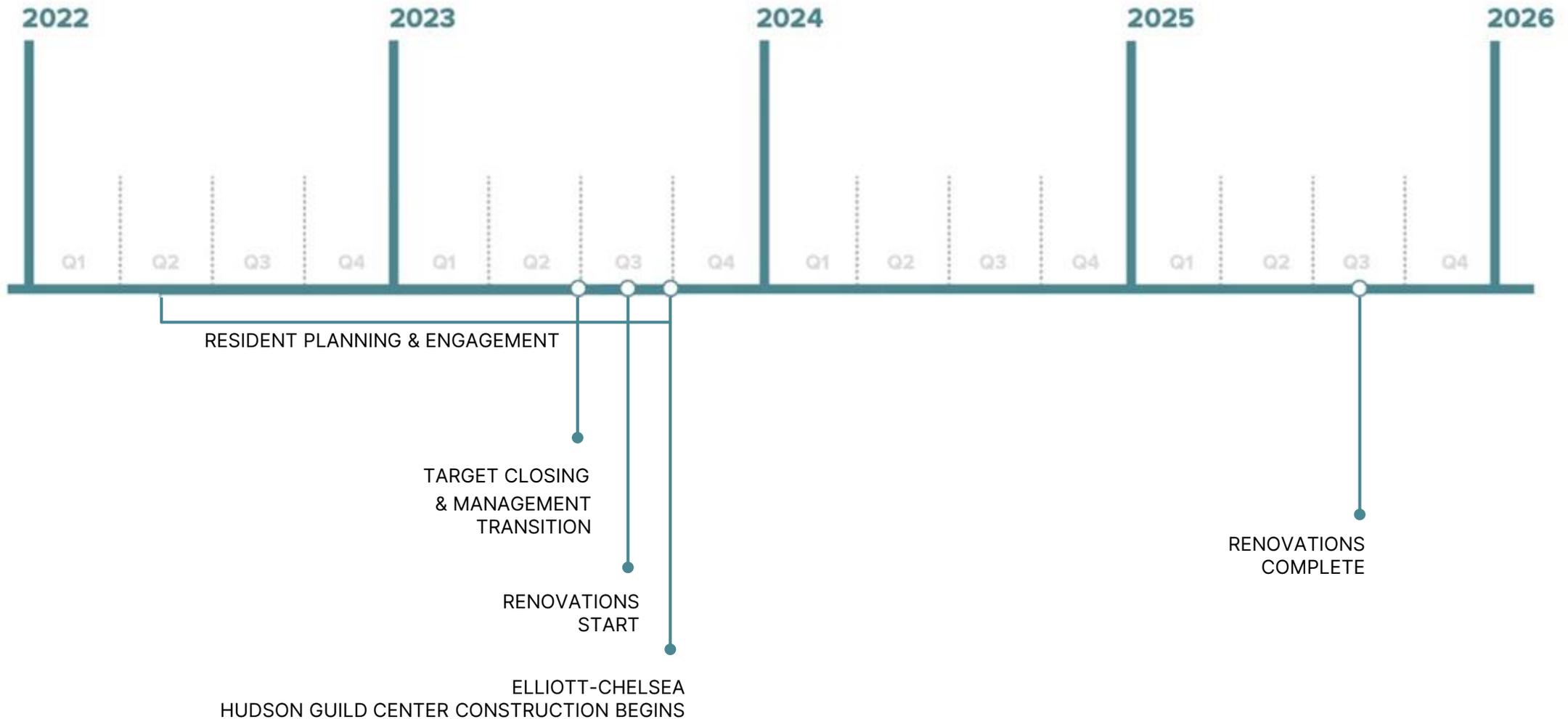
EXPANDED LOBBIES



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# **4 RESIDENT ENGAGEMENT**

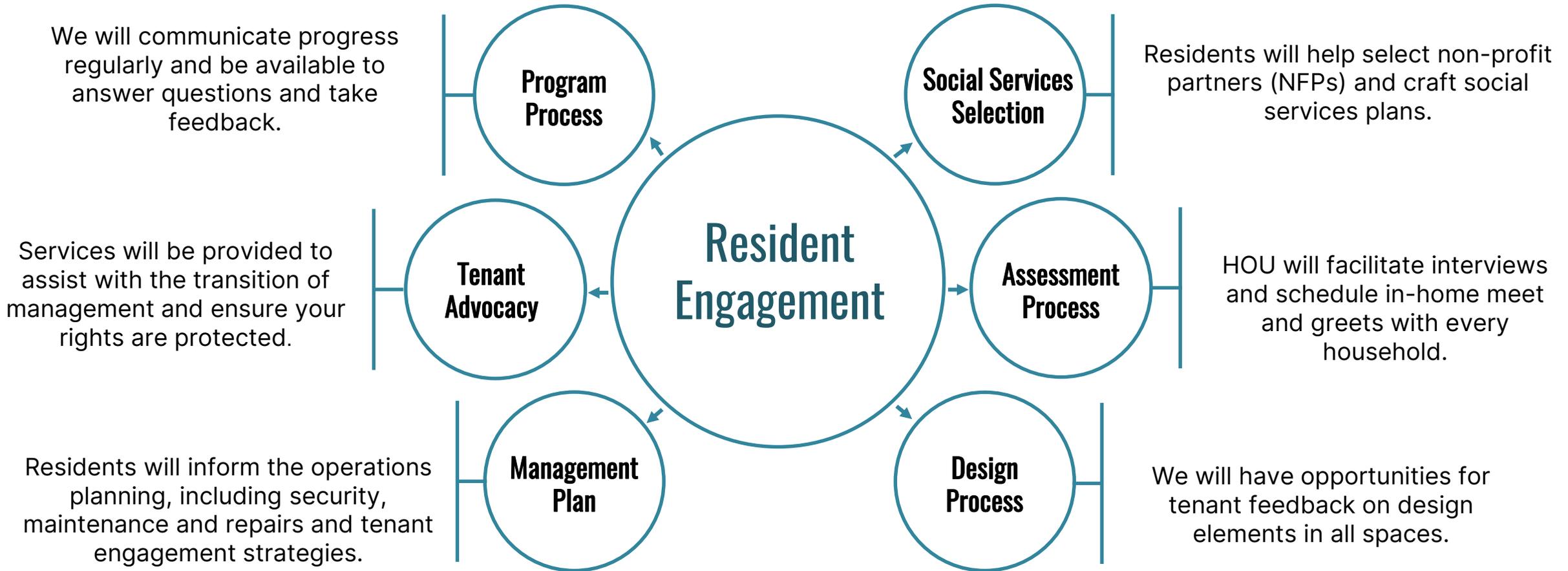
# Project Timeline



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# Management and Resident Transition

Our goal is to act as stewards of this community to elevate every interaction and ultimately the quality of life for the residents of the Fulton and Elliott-Chelsea Houses.



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# Management and Resident Transition Plan

PROPOSED MEETING TOPICS (Timeline & Meeting Agendas subject to change)

## SPRING 2022

### Meeting 1: PACT Partners Introduction

- NYCHA-led update and recap of process to-date
- Introduction of project team
- Share project timeline and scope of work
- Discuss COVID-19 protocols
- Present draft community engagement plan
- Discussion of known physical conditions & potential improvements
- Upcoming inspection schedule
- Security protocols
- Social services provider process overview

## SUMMER 2022

### Meeting 2: HOU Presentation

- HOU Assessment Process
- Overview and explanation of Physical Needs Assessment
- Health & Safety Protocols
- Construction & potential temporary logistics
- Website presentation
- Resident Groups Recruitment

### Meeting 3: Social Services Meeting

- Introduce Resident Resource Organizations
- Review process for selecting a social services partner

# Management and Resident Transition Plan

PROPOSED MEETING TOPICS (Timeline & Meeting Agendas subject to change)

**FALL 2022**

## Meeting 4: Property Management Team Introduction

- Property Management Introduction
- Project-Based Section 8 Orientation (NYCHA & REDD)
- House Rules
- Memo & Sample Lease
- Staffing Structure & Office Hours
- Communication & Response
- Leasing/General Requirements for Conversion
- Upcoming Legal Clinics/Lease signing workshops
- Security Enhancements

## Meeting 5: Employment Opportunities

- Introduce Employment Opportunities
- Introduce Job Training Partners
- Employment recruitment and training timeline
- Application Process

**WINTER  
2022/23**

## Meeting 6: Scope of Work Meeting

- Details on Design and Construction
- Findings from building and unit inspections
- Building systems and grounds
- In-unit repairs and renovations

# **5 SECURITY PLAN**

# Security Plan

We will have a team on-site 24/7 to provide an enhanced level of security to both sites.



Director of Security



Foot Patrols



Access Control



Command Center



Cameras



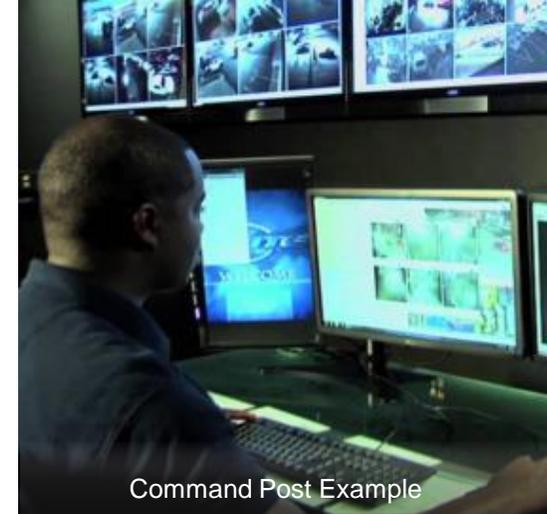
Roof Alarm System



Monthly Security Meetings



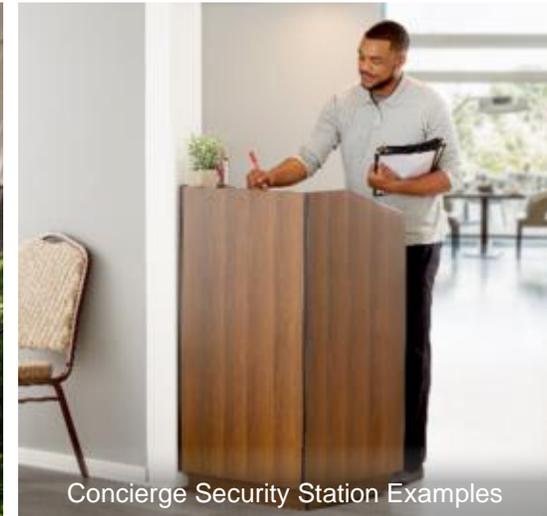
Badge Example



Command Post Example



Uniform Example



Concierge Security Station Examples

ASK A QUESTION DURING THE MEETING BY TYPING INTO THE Q&A BOX

# **6 SOCIAL SERVICES & LOCAL HIRING**

# Enhanced Social Services

RESIDENT SERVICES



CULTURE & EDUCATION



POWERED BY RELATED

SOCIAL SERVICES PROVIDER

WORKFORCE DEVELOPMENT



Hudson Yards Hiring Network

Hudson Yards Job Training

CONNECTIVITY



ASK A QUESTION DURING THE MEETING BY TYPING INTO THE Q&A BOX

# Local Hiring and Social Services

## HIRING PLAN

- Construction and property management job opportunities available
- NYCHA residents will be prioritized for these positions
- We have partnered with local workforce training organizations to offer their services to residents to begin preparing for these openings



**Nontraditional Employment for Women (NEW)**



**Andromeda Community Initiative (ACI)**



**Building Skills NY (BSNY)**

**...More to come!**

# 7 NEXT STEPS AND Q + A

## Next Steps

- Begin HOU in-home assessments
- Begin building assessments
- Recruitment of resident subcommittee members



# Keep In Touch

## NYCHA

Call: 212-306-4036

Email: [PACT@NYCHA.NYC.GOV](mailto:PACT@NYCHA.NYC.GOV)

Website: <http://on.nyc.gov/nycha-pact>

### Questions about:

- The Permanent Affordability Commitment Together (PACT) Program
- Project-Based Section 8
- How rent will be calculated
- Current Maintenance/Repair/Lease Questions

## ESSENCE/RELATED

Email: [FEC@ESSENCEDEV.COM](mailto:FEC@ESSENCEDEV.COM)

Website: [www.fultonelliottchelsea.com](http://www.fultonelliottchelsea.com)

**...Coming Soon!**

### Questions about:

- Presentation Material
- Design and construction
- New property management
- Future meeting dates and topics

# FULTON & ELLIOTT- CHELSEA HOUSES

