

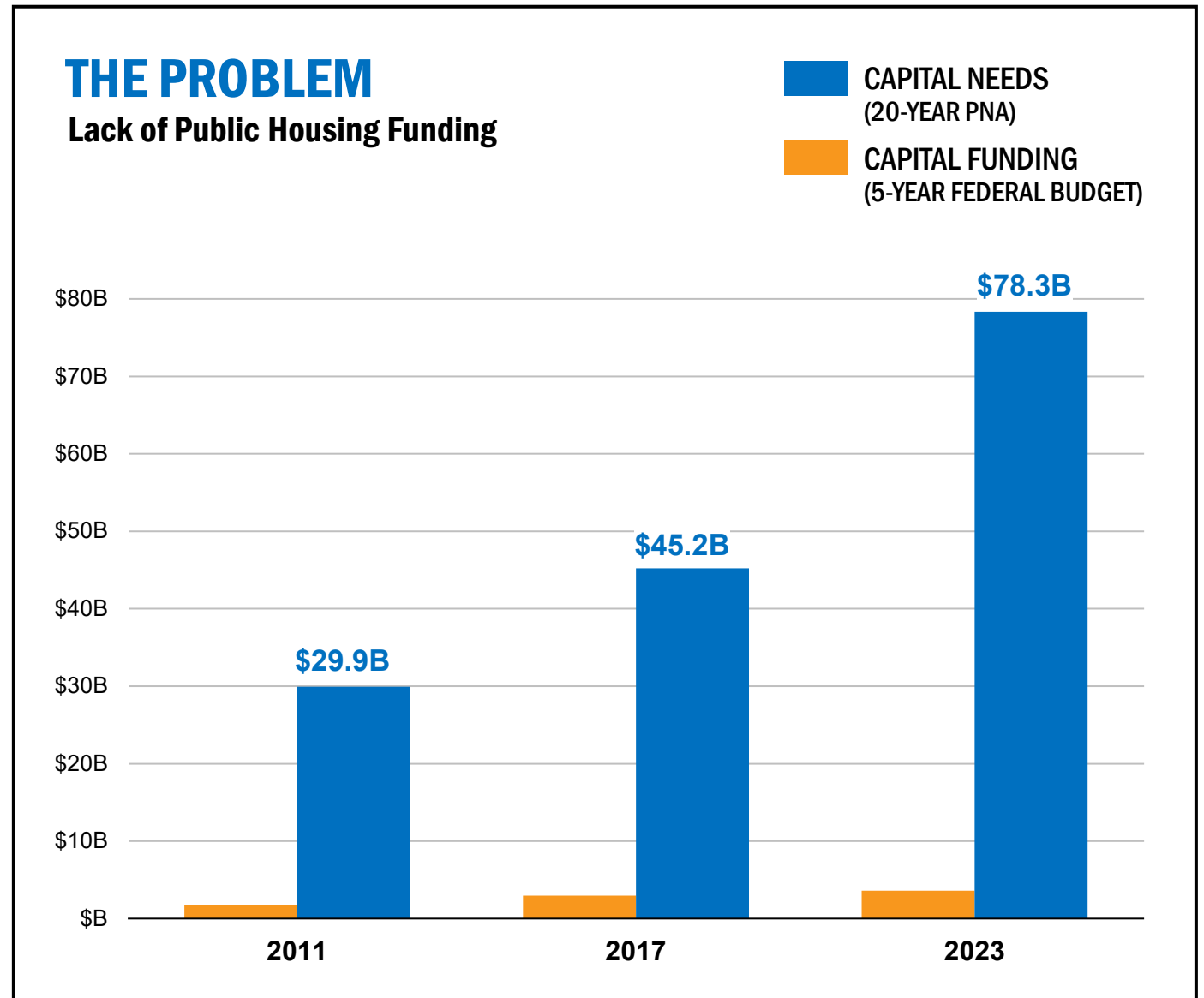
Welcome to PACT Howard Houses

November 2024



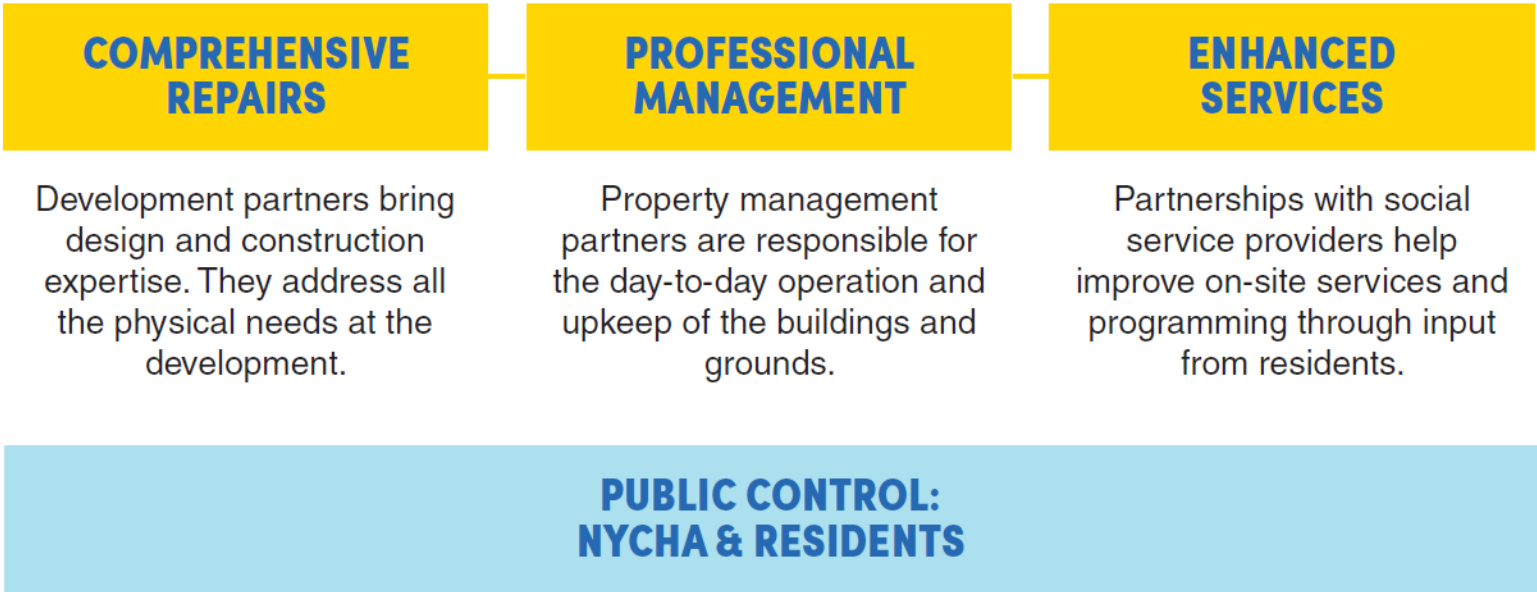
What is PACT?

- NYCHA needs \$78.3 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.



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.



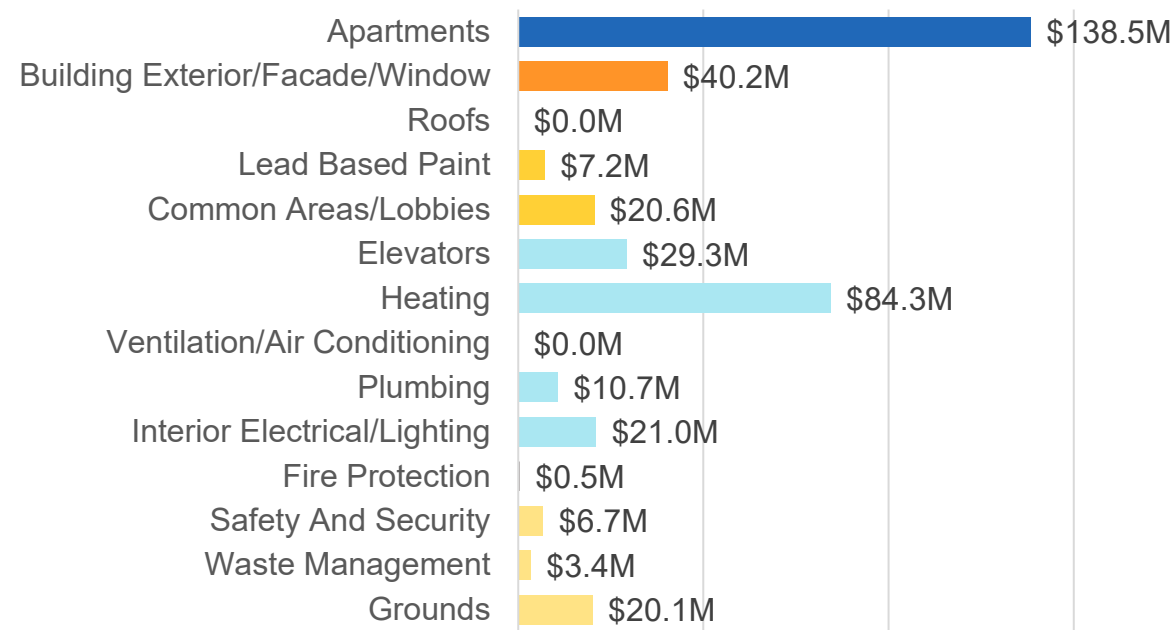
Independence



Ocean Bay (Bayside)

Major Repair Costs: Howard Houses

Total Repair Costs* = \$382.4M



*Data reflects 20-year physical needs assessment (2023)

Total Repair Cost Per Unit



HOWARD

NYCHA Average

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

PACT Investments: Sites and Grounds

Baychester

New playground with water fountain



Williamsburg: New basketball court



Williamsburg: Community gardens

PACT Investments: Building Systems and Infrastructure

Independence
Upgraded heating system



572 Warren Street: New solar panels



Williamsburg: New windows



Independence: Upgraded elevators

PACT Investments: Buildings and Common Areas

Independence

Upgraded building entrance



Weeksville: Upgraded vestibule



Independence: New mailboxes



Twin Parks West: Renovated laundry room

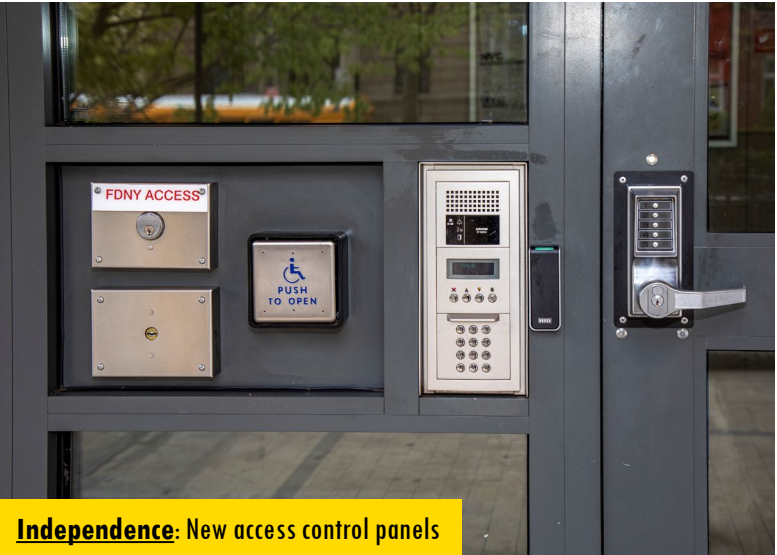
PACT Investments: Security

Independence

New security booth



Williamsburg: 24/7 Security cameras



Independence: New access control panels



Williamsburg: New key fob system

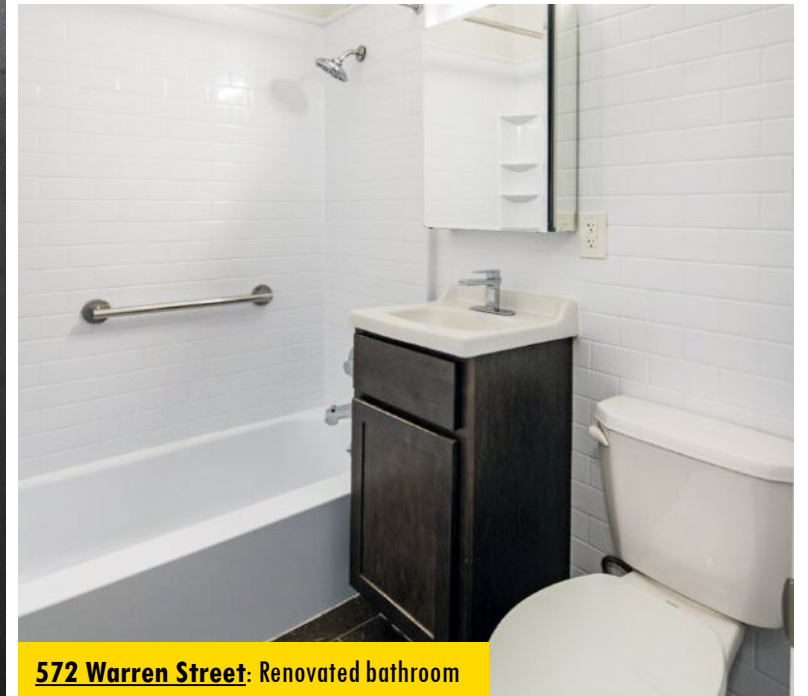
PACT Investments: Apartments

Independence

Fully upgraded kitchen



Williamsburg: Renovated living room

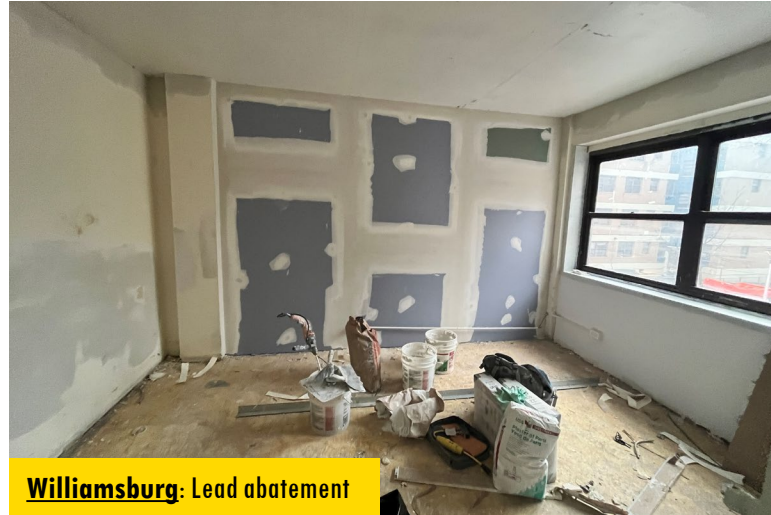


572 Warren Street: Renovated bathroom

PACT Investment: Health and Safety

Williamsburg

New plumbing and electrical wiring



Williamsburg: Lead abatement



Harlem River: Lead abatement

PACT Resident Protections

RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards rent.*

*Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the **right to return** to their original apartment after the renovations are complete, and the PACT partner will pay for any packing and moving expenses.

RIGHT-SIZING

All households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

RESIDENT ORGANIZING

Residents continue to have the **right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

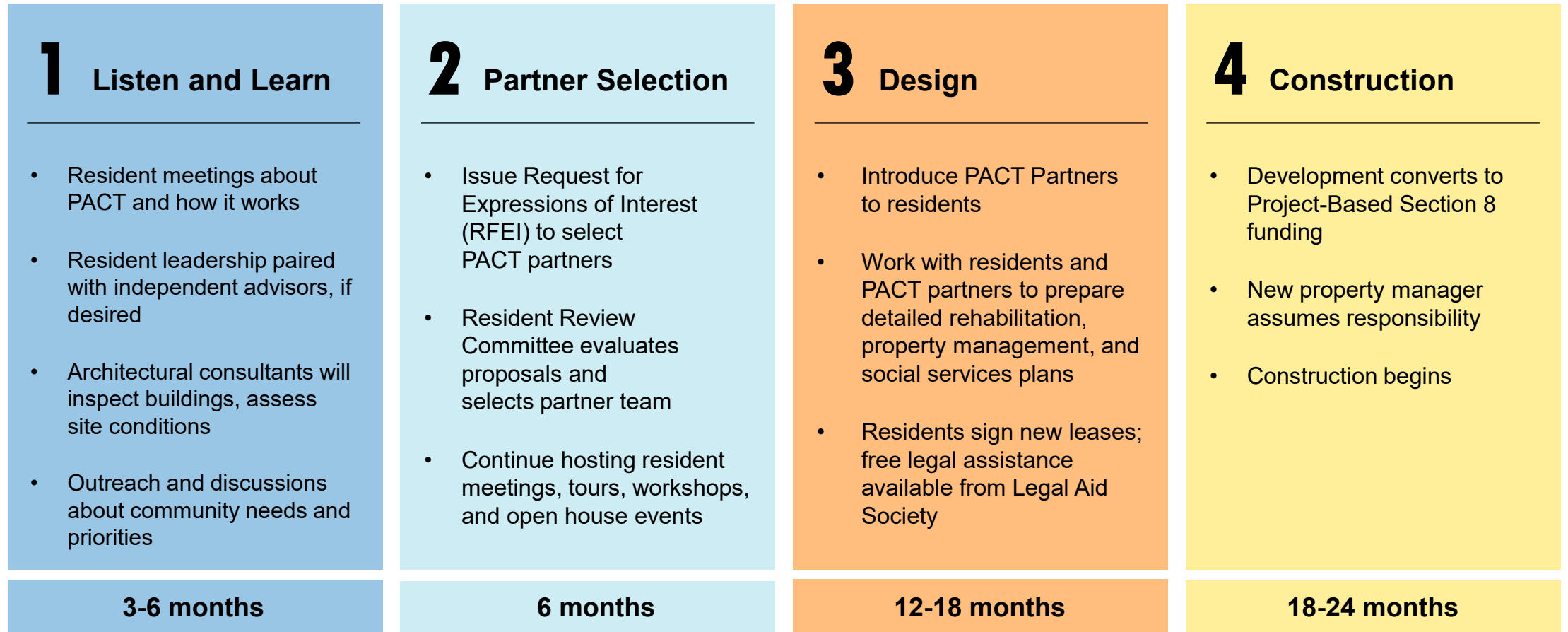
JOB CREATION

The PACT partner is required to set aside 25% of all labor hours **for NYCHA residents** seeking employment in construction or property management.

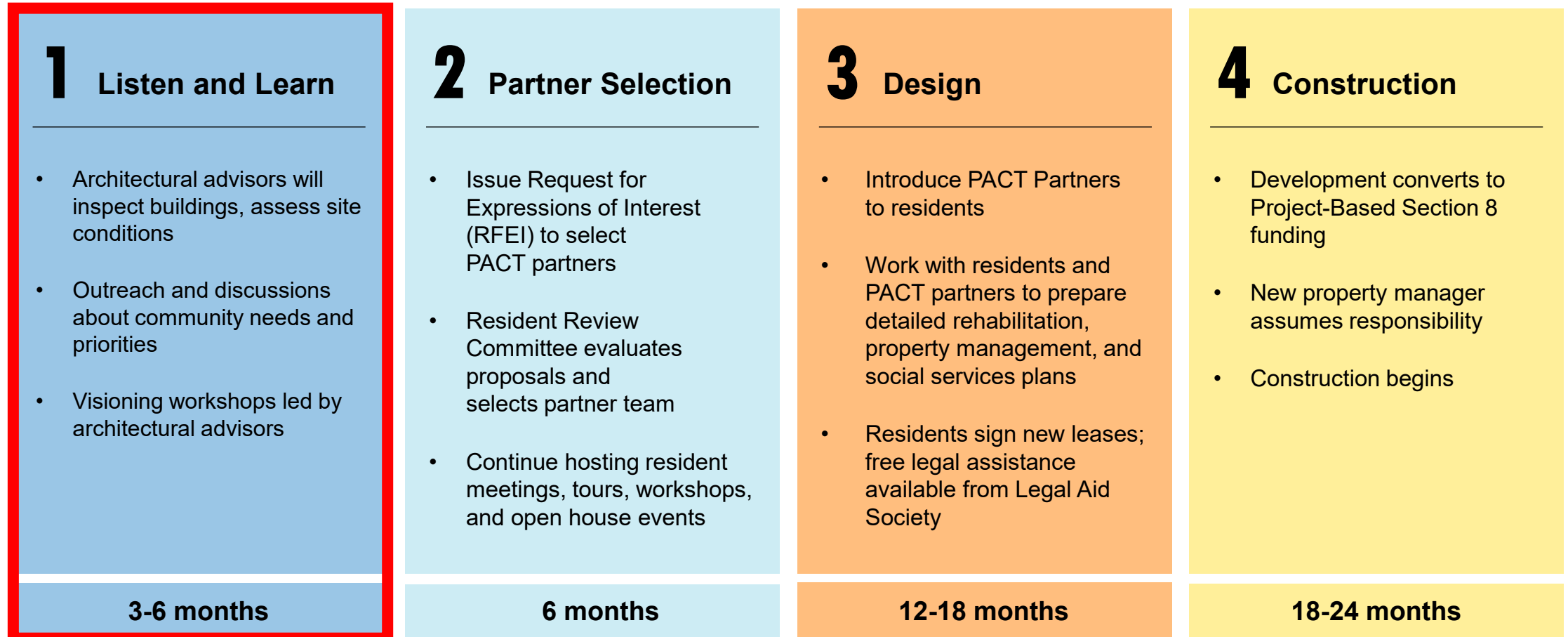
For more detailed information,
please scan the QR code
or visit the Resident Resources page
on our PACT Website:
on.nyc.gov/nycha-pact



PACT Community Planning and Engagement Process



PACT Community Planning and Engagement Process



WE ARE HERE

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- NYCHA will work with engineers and architects to inspect and assess the current building and site conditions
- The results will be included in an official report that is submitted to HUD
- HUD requires that all identified capital needs are met
- Other improvements/repairs may also be identified and included in the project as well

Timing : Fall 2024/Winter 2025

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- NYCHA and an independent resident advisor will work with you and your Tenant Association to identify resident needs and priorities for Howard Houses
- Through meetings and workshops, residents will have opportunities to share priorities and their vision for the future of Howard Houses
- These priorities will be included in a Request for Expressions of Interest (RFEI)

Timing : Winter 205

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- NYCHA will report back findings from this session at the next large resident meeting
- Marvel will continue on-site inspections of buildings and grounds
- Findings from workshops and inspections will be used to create the RFEI

Timing : Spring 205

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- NYCHA will release an RFEI to solicit proposals from PACT partner teams for Howard Houses
- The RFEI outlines PACT program requirements and directs teams to draft a proposal for improvements to Howard Houses
- Proposing development teams will submit plans tailored to the priority and needs identified during Listen and Learn phase of the project

Timing : Winter/Spring 2025

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- A Resident Review Committee (RRC) will be comprised of the Tenant Association elected leadership and/or resident leaders
- With support from the resident advisor, the RRC will:
 - Thoroughly review and assess proposals
 - Interview development teams
 - Rank and score proposals
 - Select a PACT partner

Timing : Summer/Fall 2025

Next steps

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- The PACT partner will conduct investigations and thorough resident engagement to put together the plans for:
 - Construction
 - Social services
 - Property management and security
- Current residents will sign a new lease with the PACT partner
- During pre-development, Howard Houses will continue to be managed by NYCHA up until the day of the conversion to Project-Based Section 8

Timing : 2025

Thank you!

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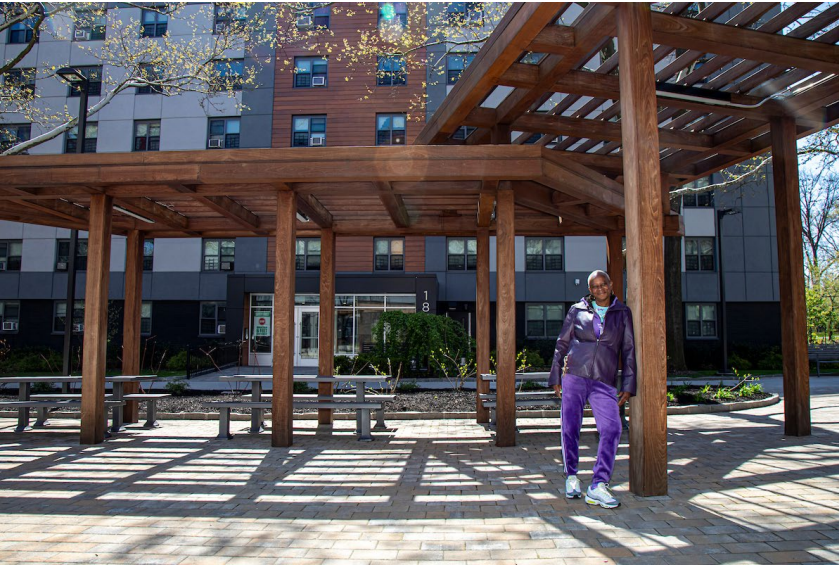
Contact us for more information!

PACT hotline:
212-306-4036

Email address:
PACT@nycha.nyc.gov

Web page:
on.nyc.gov/nycha-pact

Resident Testimonials



"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

Resident Testimonials



"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

Resident Testimonials



“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