

Murphy Private PACT Virtual Resident Meeting Information

Thursday, May 11, 2023 at 6PM

To join on computer, smartphone,
or tablet

Meeting link: bit.ly/murphyprivatepact
Zoom Webinar ID: 858 2522 9540#

To join on computer, smartphone

1. Dial (646) 558-8656

2. Input Webinar ID

- English: 858 2522 9540#
- Spanish: 331 425 8640#

PLANNING FOR PACT

(Permanent Affordability Commitment Together)

Murphy Private Virtual Resident Meeting

May 2023



Questions? Ask Now!

From your phone:

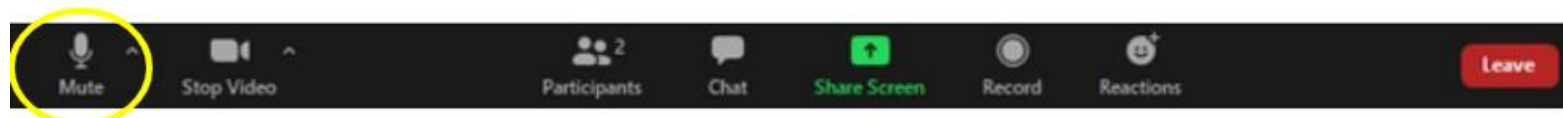
- DIAL *9 to raise hand (you will be called on to speak)
- DIAL *6 to unmute and speak

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

1 / Overview of PACT (Permanent Affordability Commitment Together)

- What is PACT?
- How PACT Works
- Resident Protections
- Completed and Active PACT Projects
- Resident and Community Engagement Process

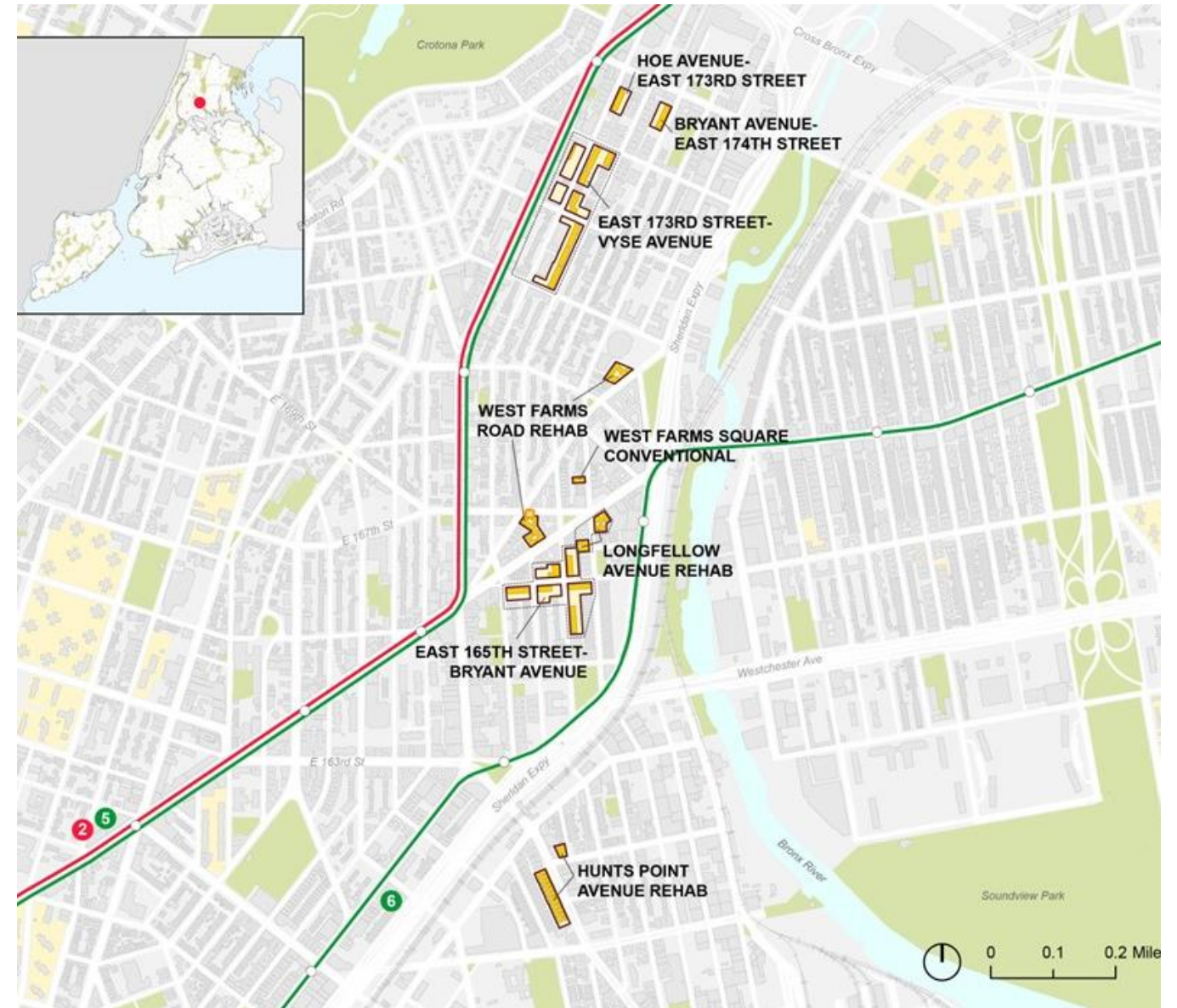
2 / Community Profile

3 / Updates and Timeline

4 / Next Steps

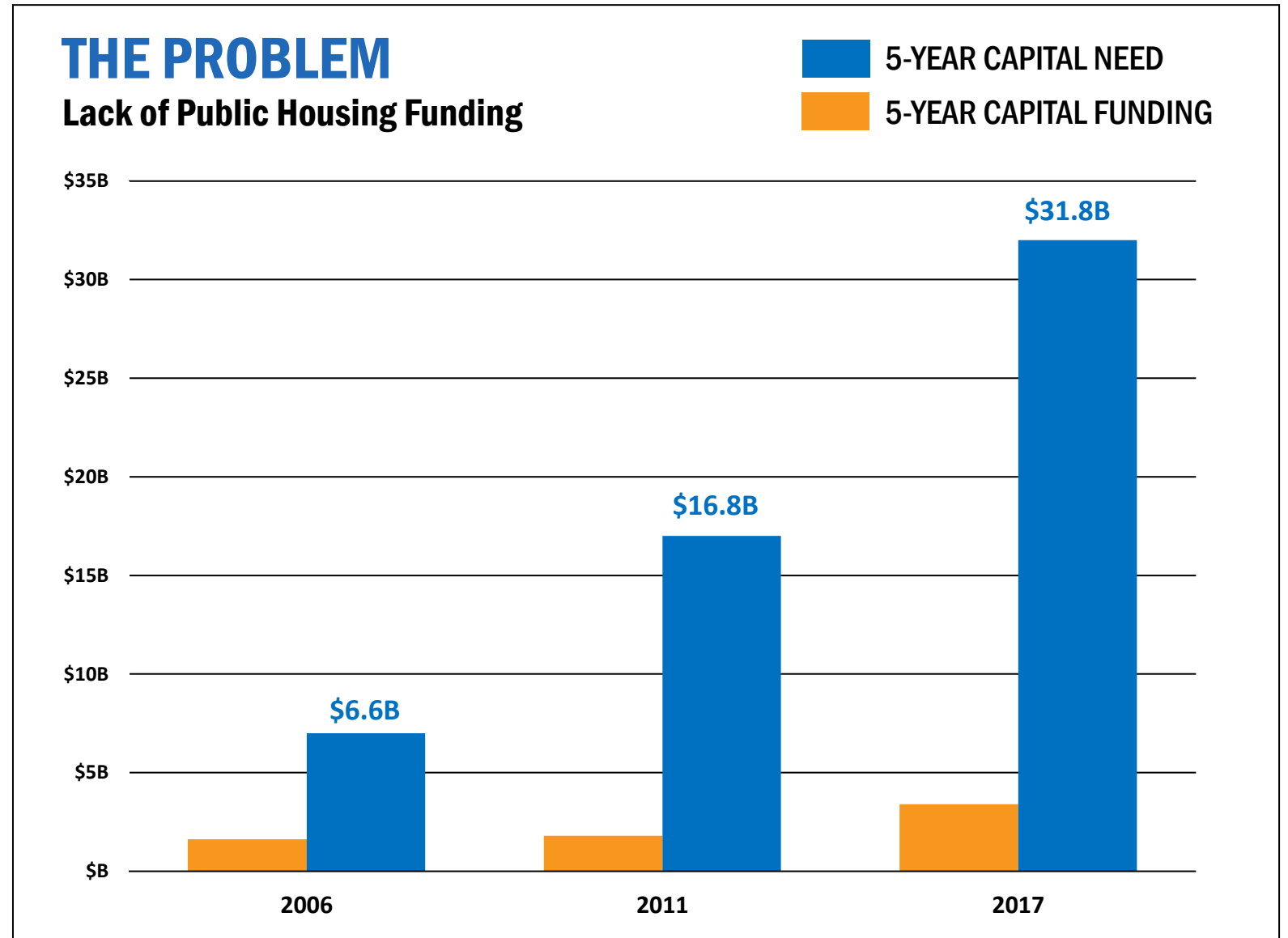
Murphy Private

Consolidation	Development
Building Management Associations (BX 1)	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



What is PACT?

- NYCHA needs \$40 billion to fully 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 ensure safe, healthy modern housing, 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.



Development partners bring design and construction expertise. They address all the physical needs at the development.

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

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 Investments and 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

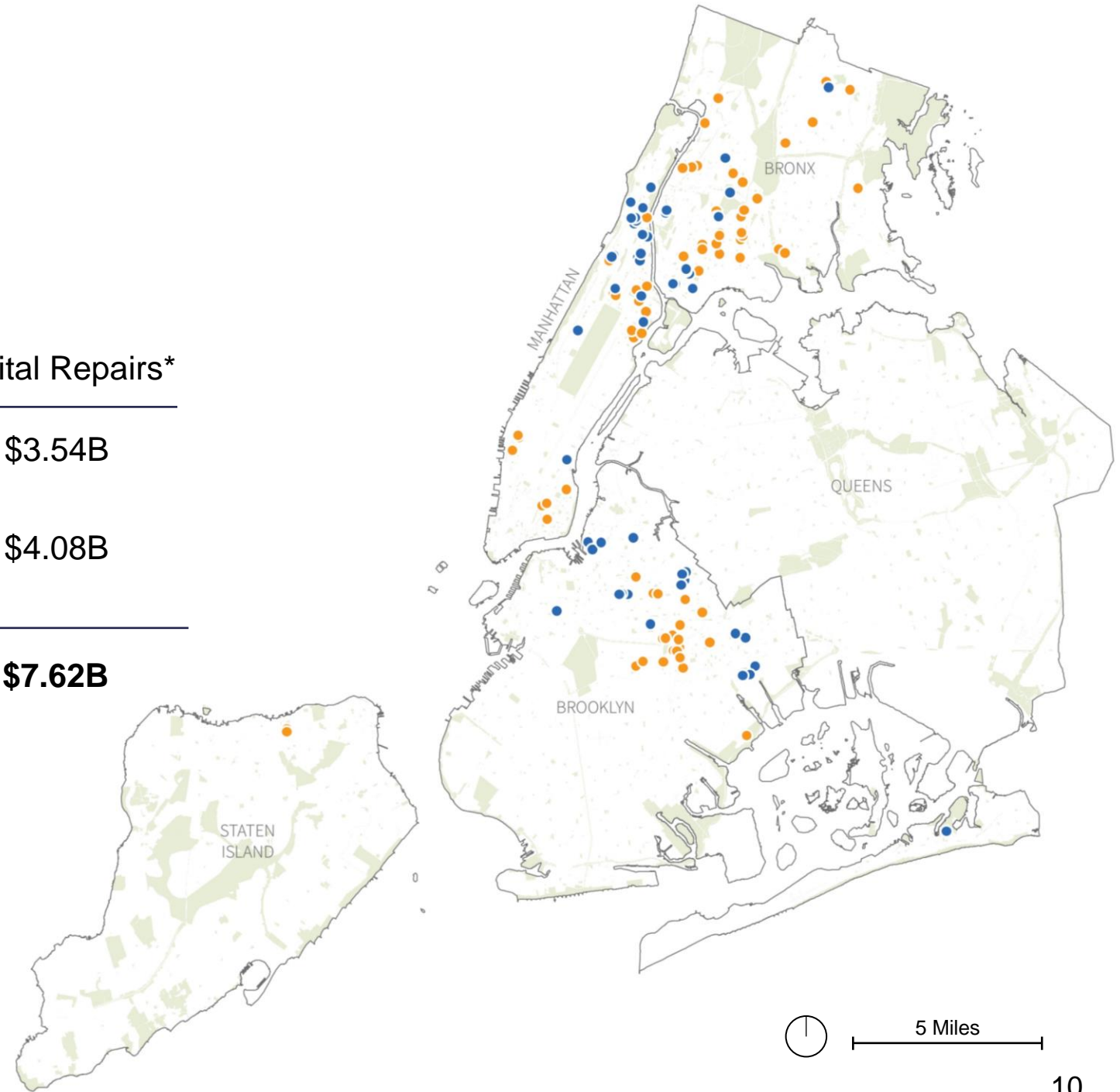
- Rent will be **30% of your household's income**.*
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your leases**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add 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.

PACT Projects





Nearly \$3.6 billion in capital repairs already completed or underway.

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	61	15,983	\$3.54B
● Planning and Resident Engagement	77	21,730	\$4.08B
Total	138	37,713	\$7.62B



* Capital Repairs for PACT projects that are complete or under construction reflect the combined hard and soft costs. For PACT projects in the planning and resident engagement phase, we use the 5-Year PNA as an estimate.

PACT Projects: 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
Audubon; Bethune Gardens; Marshall Plaza	557	\$138m	Jan 2023
Total:	15,983	\$3.53B	



Ocean Bay (Bayside)



Betances



= *Construction complete*





Murphy Private: Quick Facts



E. 173rd St – Vyse Ave



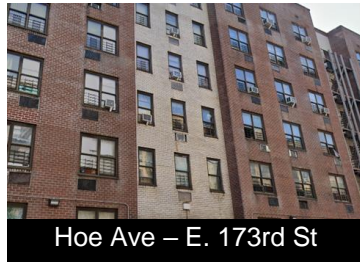
E. 165th St – Bryant Ave



Longfellow Ave Rehab



Bryant Ave – E. 174th St



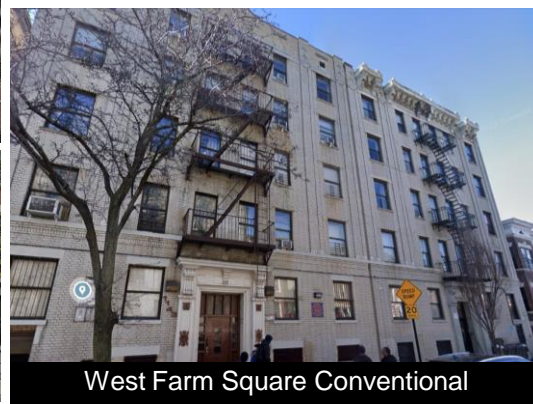
Hoe Ave – E. 173rd St



West Farm Road Rehab



Hunts Point Ave Rehab



West Farm Square Conventional

2,109
Residents

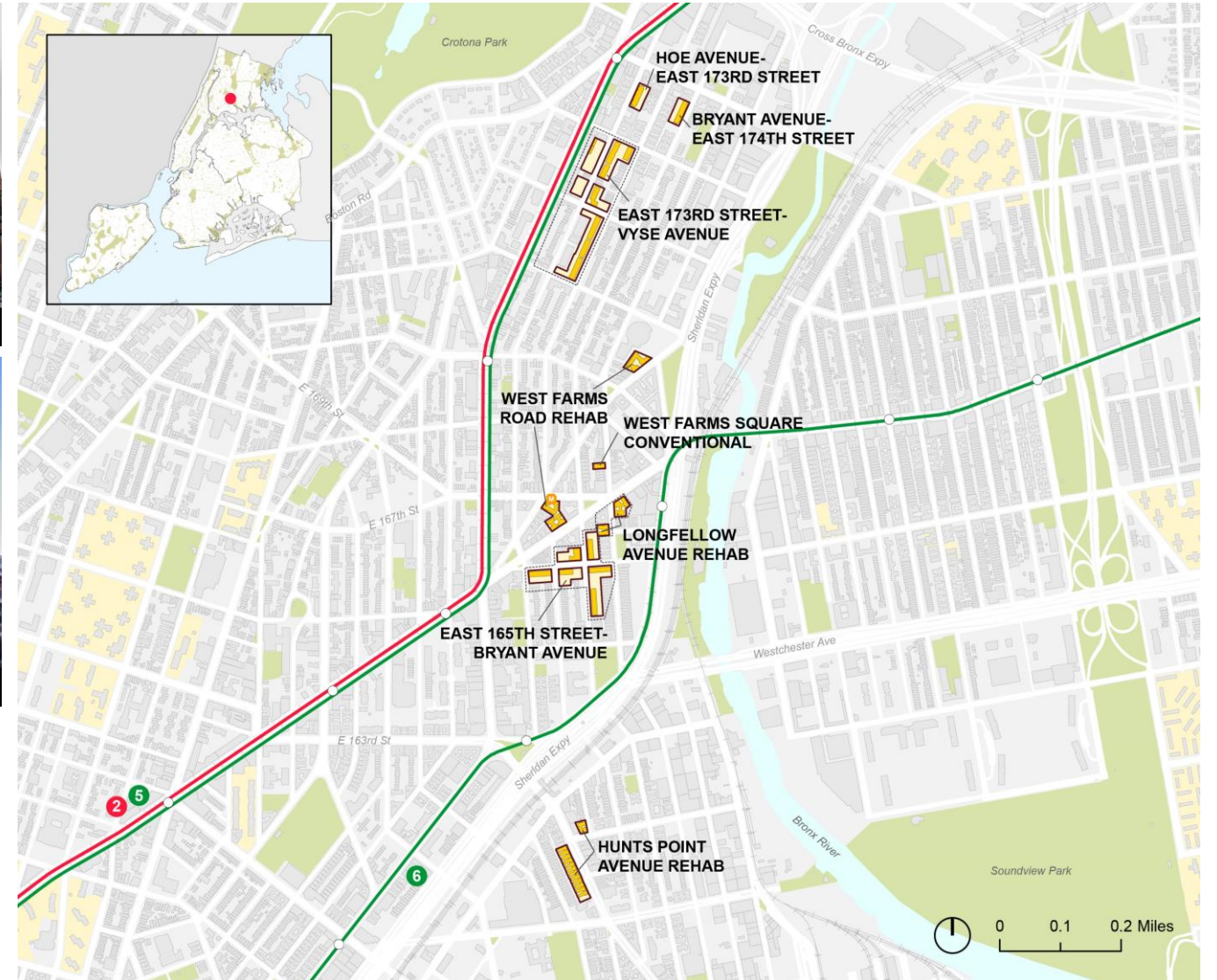
55
Boilers

850
Units

11
Elevators

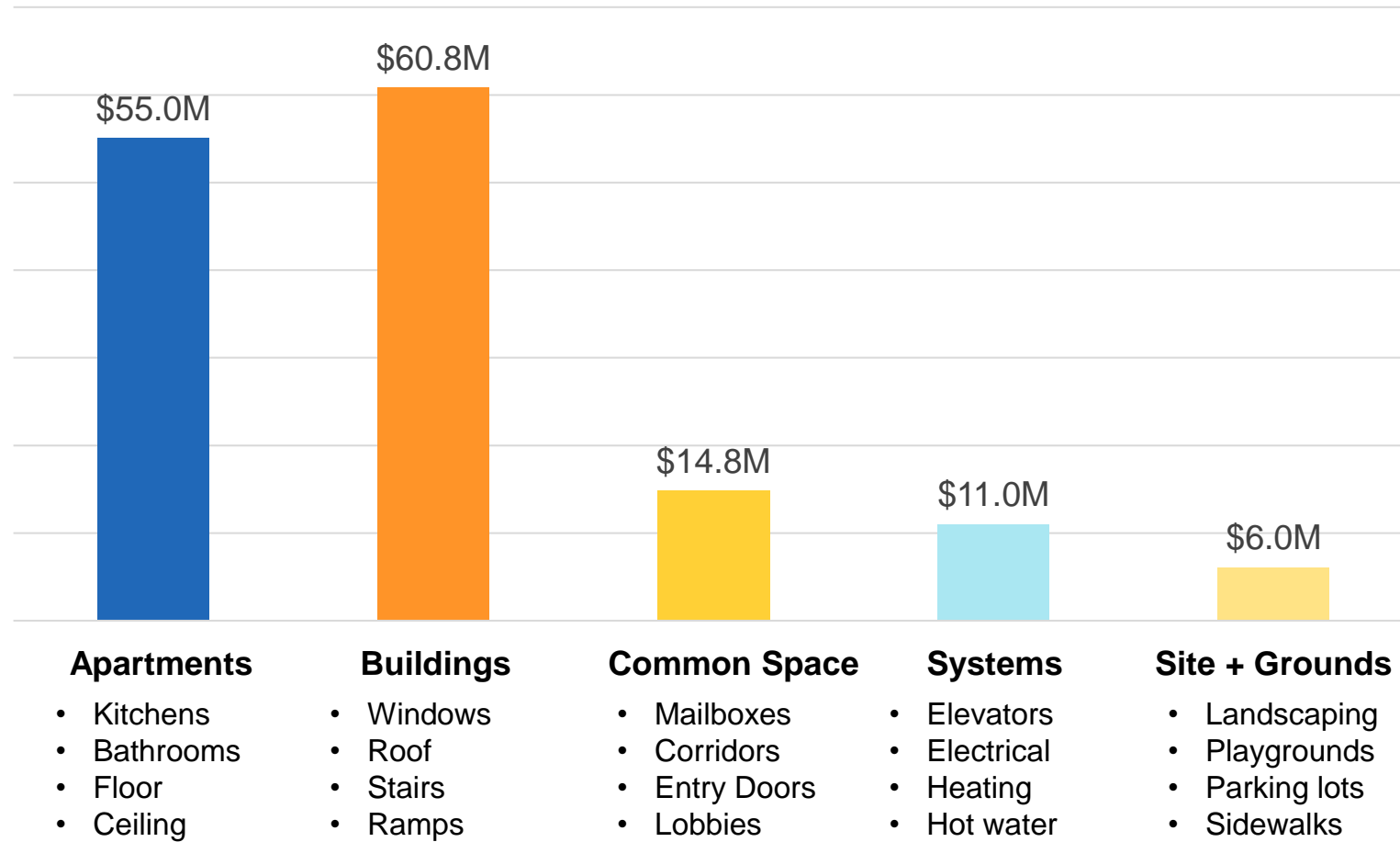
34
Buildings

\$255.1M
20-yr PNA



Major Repair Costs: Murphy Private

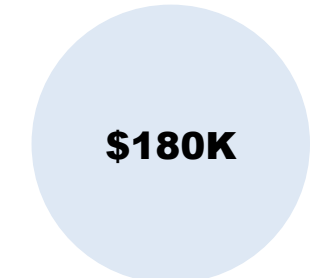
Total Repair Cost = \$147.7M



Total Repair Cost Per Unit



Murphy Private



NYCHA's Average

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

March 2023 RFEI

- In 2021, NYCHA issued a Request for Expressions of Interest (RFEI) to solicit proposals from potential PACT Partners at Murphy Private.
- A Resident Review Committee (RRC) was established in the summer of 2022 with residents from across the developments.
- After reviewing proposals, NYCHA and the RRC determined that reissuing the RFEI, with more resident involvement earlier in the process, would produce better quality proposals.
- NYCHA recently reissued the RFEI and will work together with the RRC to assess proposals and select a preferred partner in the coming months.

NYCHA PACT RFEI
REQUEST FOR EXPRESSIONS OF INTEREST
FOR BAY VIEW & MURPHY PRIVATE

Request for Expressions of Interest for
Permanent Affordability Commitment Together (PACT)
properties in the Bronx and Brooklyn

EVENT	DATE	TIME
RFEI Published	March 28, 2023	
RSVPs Due for Pre-Submission Conference & Site Visits	April 10, 2023	
Pre-Submission Conference & 1st Round of Questions Due	April 12, 2023	10 am 5 pm
Site Visit- Bay View	April 19, 2023	
Site Visit- Murphy Private	April 20, 2023	TBA
Interest Forms Due	April 28, 2023	5 pm
Interested Applicants Notified	May 5, 2023	
2nd Round of Questions Due	May 26, 2023	5 pm
Submissions Due	June 30, 2023	5 pm

NYCHA
REAL ESTATE
DEVELOPMENT

Resident and Community Engagement Process

Listen & Learn Summer 2021	Partner Selection Summer 2022-2023	Design Fall 2023-2024	Construction Fall 2024-2026
<ul style="list-style-type: none"> ✓ Preliminary resident outreach and discussions about community needs and priorities ✓ Conduct building and apartment inspections ✓ PACT Info Session A: Rights, Responsibilities & Section 8 	<ul style="list-style-type: none"> ✓ Reissue RFEI to select development partners in March 2023 ✓ Continue hosting resident info sessions ✓ PACT Info Session B: Design & Construction <p>Resident Review Committee reviews proposals and selects development team by summer 2023</p>	<p>Introduce development team to residents</p> <p>Work with residents to prepare detailed construction, management and social service plans</p> <p>Residents sign new leases</p>	<p>Development converts to Section 8 funding</p> <p>New property manager assumes responsibility</p> <p>Construction begins</p>

Next Steps

1. PACT Partner Selection

We will work collectively with resident leaders to select the best development team for the project.

2. PACT Partner Introductions

The selected PACT Partner will introduce themselves to residents, and together, we will work to prepare detailed plans for the developments.

3. Continuing PACT Meetings

We will continue to host informational, topic-based discussions to prepare residents for this transition.

Contact us for more information!

PACT hotline:
212-306-4036

Email address:
PACT@nycha.nyc.gov

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

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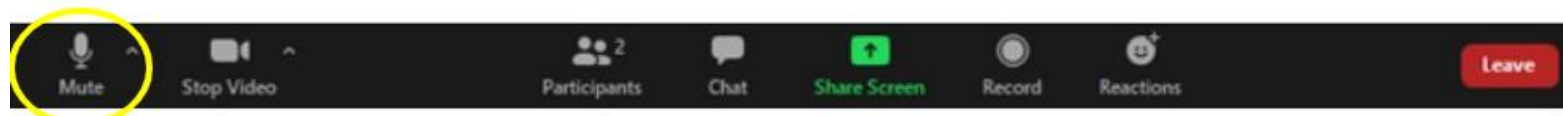
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