

PLANNING FOR PACT

(Permanent Affordability Commitment Together)

Murphy Private - West Farms Road Rehab Resident Meeting

January 2024



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

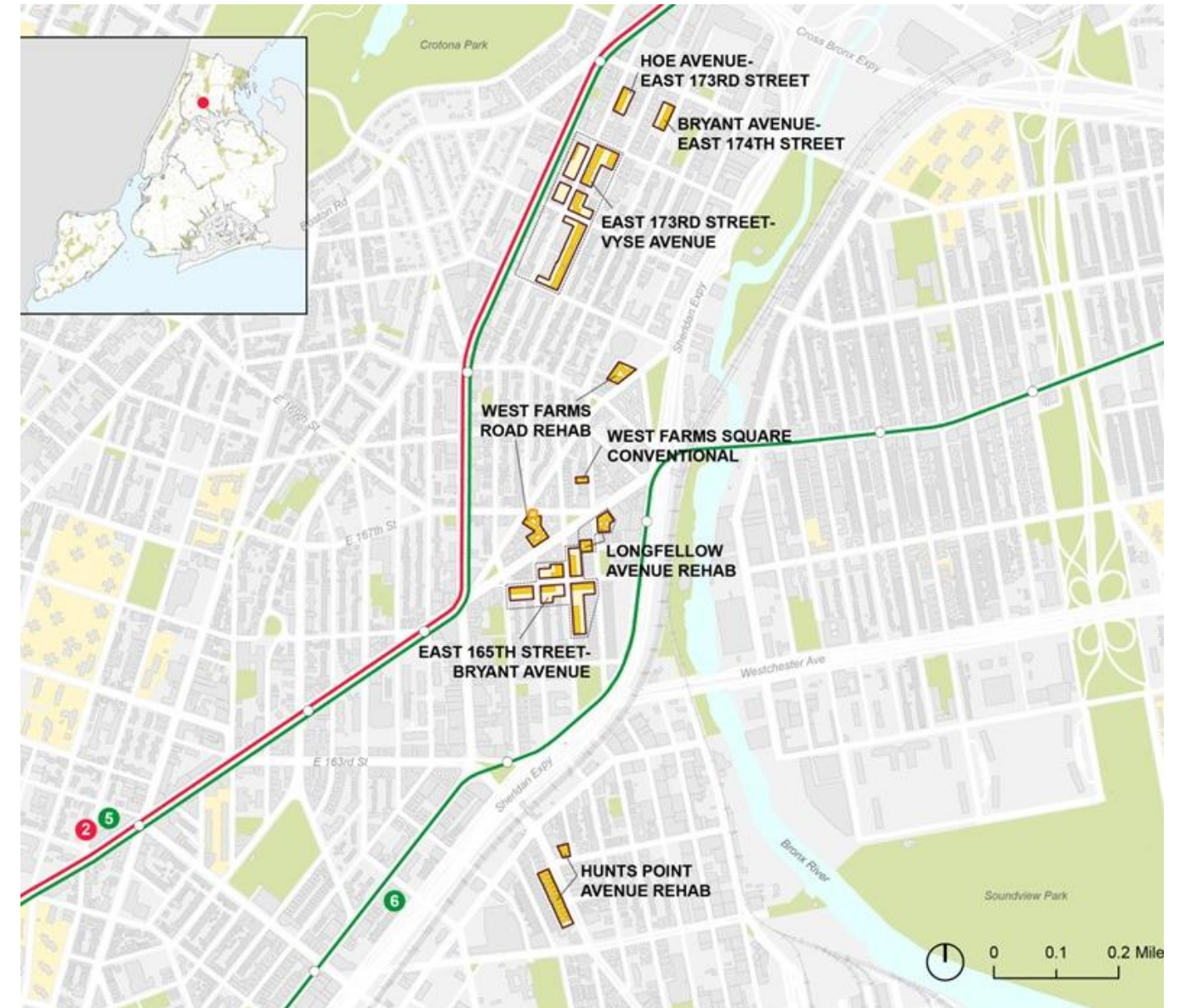
2 / Community Profile

3 / Updates and Timeline

4 / Next Steps

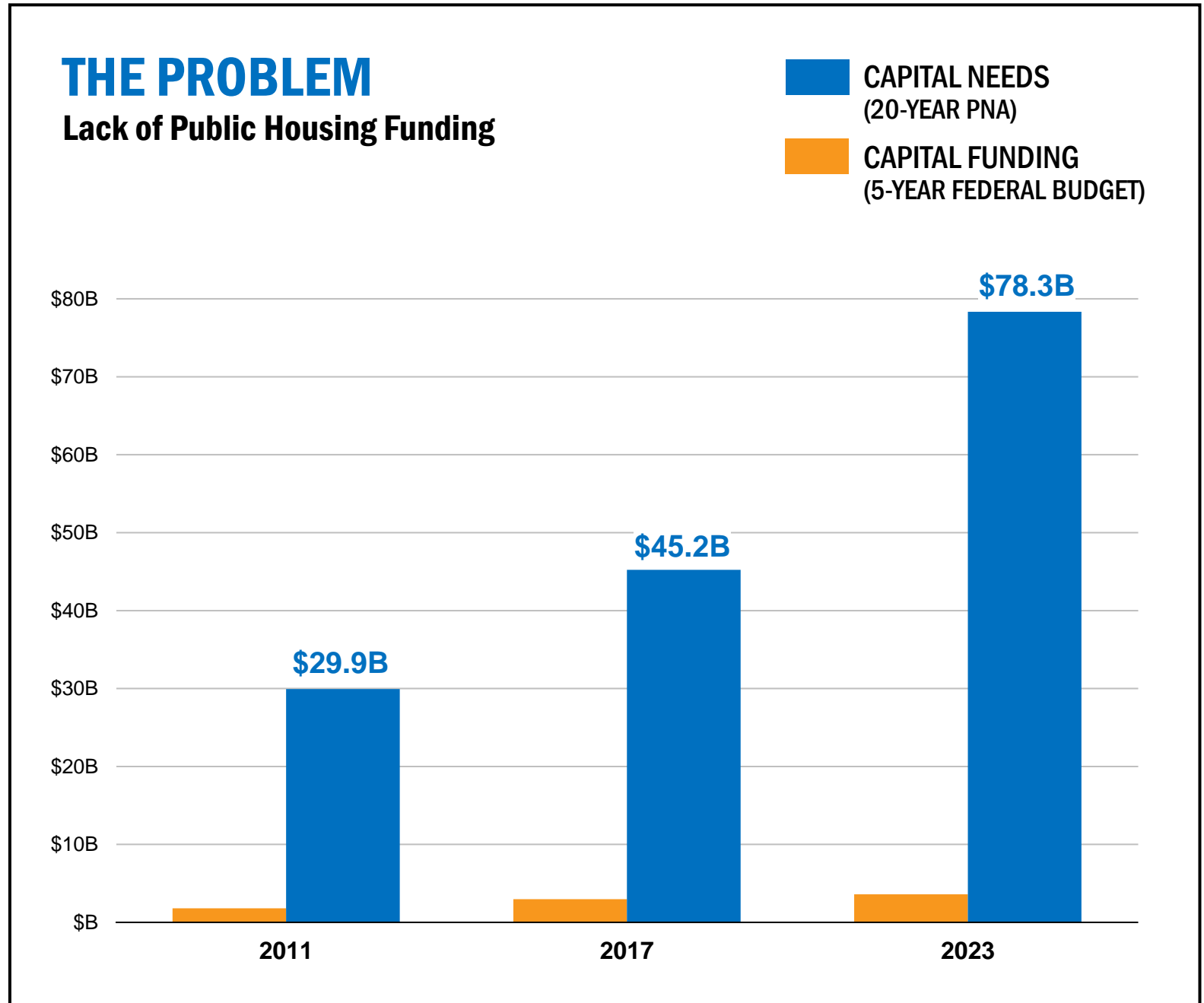
Murphy Private

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 \$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.



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 Investment: Common Areas, Sites, and Grounds



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

PACT Investment: Building Systems and Infrastructure



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

PACT Investment: Apartments



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

PACT Resident Protections

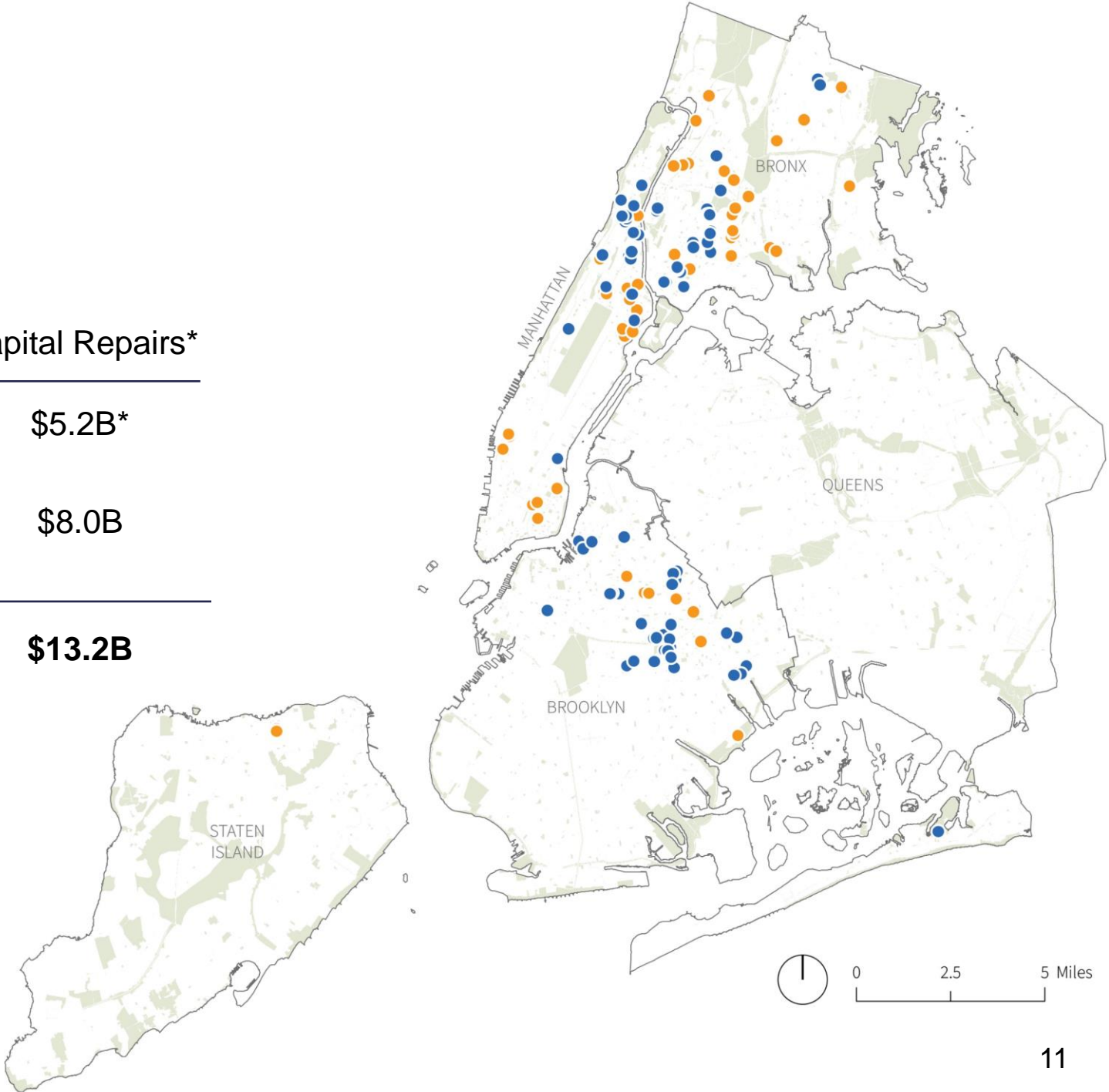
- **Rent** will be **30% of your household's income**.*
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your leases**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add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






Over \$5.2 billion in capital repairs already completed or underway.

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	84	20,697	\$5.2B*
● Planning and Resident Engagement	54	17,010	\$8.0B
Total	138	37,707	\$13.2B



* 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 20-Year PNA (2023) 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



Ocean Bay (Bayside)



Betances



= Construction complete

PACT Projects: Construction in Progress or Complete (Cont'd)

Development Name	Apartments	Capital Repairs*	Conversion Date
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
Edenwald	2,035	\$784m	June 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	\$247m	Sep 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)	1,696	\$635m	Nov 2023
Total:	20,697	\$5.2B	



Independence



572 Warren Street



= Construction complete

Murphy Private: Quick Facts



E. 173rd St – Vyse Ave



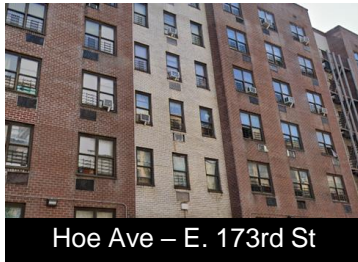
E. 165th St – Bryant Ave



Longfellow Ave Rehab



Bryant Ave – E. 174th St



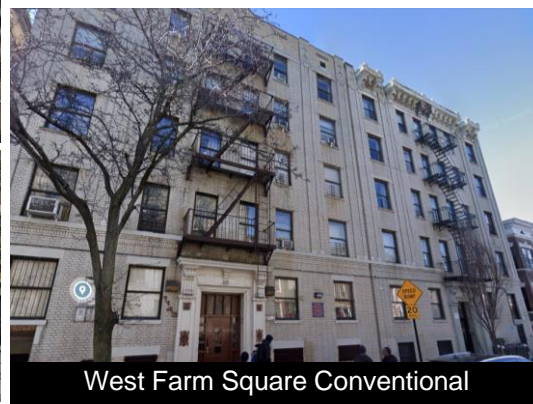
Hoe Ave – E. 173rd St



West Farm Road Rehab



Hunts Point Ave Rehab



West Farm Square Conventional

2,109
Residents

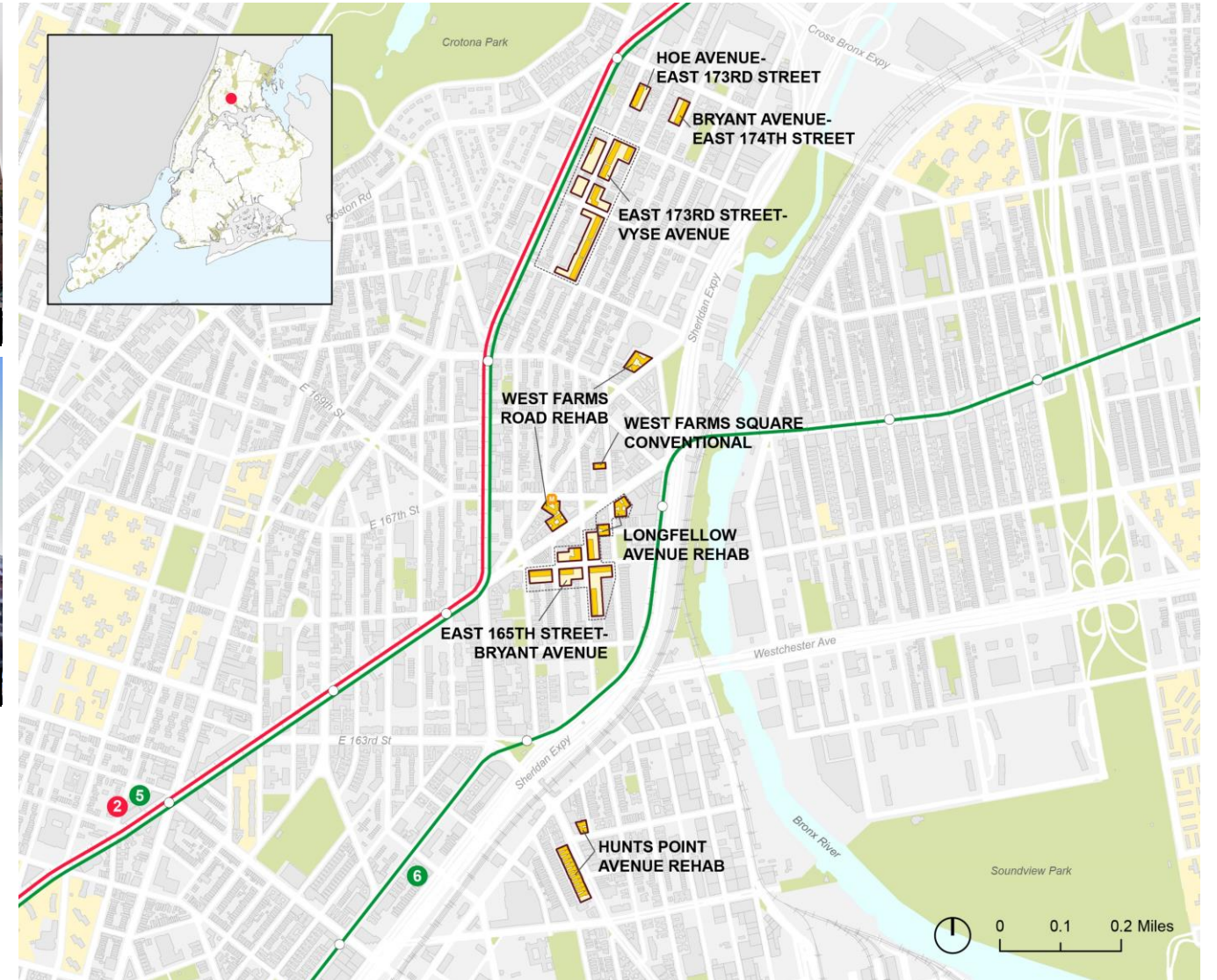
55
Boilers

850
Units

11
Elevators

34
Buildings

\$255.1M
20-yr PNA



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 reissued the RFEI and will work together with the RRC to select and introduce the PACT Partners soon.

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 Fall 2023	Design Winter 2024	Construction 2025-2027
<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 end of 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