To join the PACT Info Session...

**April 27, 2021 at 6pm**
Zoom Webinar ID: 834-3418-0983

**English**
Dial in #: (646) 558-8656 Webinar ID: 834-3418-0983

**Spanish**
Dial in #: (646) 558-8656 Webinar ID: 331 425 8640

**Russian**
Dial in #: (646) 558-8656 Webinar ID: 424 911 8034

**Cantonese**
Dial in #: (646) 558-8656 Webinar ID: 831 000 3543

**Haitian Creole**
Dial in #: (646) 558-8656 Webinar ID: 848 608 3704

**April 29, 2021 at 10 am**
Zoom Webinar ID: 835 3418 0983

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PACT Design and Construction

PACT CURRICULUM SESSION B
April 27 & 29
1. PACT Overview
2. PACT Improvements
3. Assessing Your Development's Needs
4. What to Expect and How to Prepare
5. Connected Communities
6. Q&A- Discussion
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.
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.*
PACT Investment & Improvement

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 never be more than 30% of a household’s income.

- Residents will have the right to **organize**.

- **Resident associations** will continue to receive funding.

- Residents will have the right to **renew their lease**.

- Residents will **not be re-screened** upon conversion.

- Residents will be able to **add relatives** onto your lease.

- Residents will continue to have **succession rights**.

- Residents will be able to have **grievance hearings**.

- Residents will have the opportunity to **apply for jobs** created by PACT.
PACT Conversions

<table>
<thead>
<tr>
<th># Developments</th>
<th># Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Converted PACT Developments</td>
<td>49</td>
</tr>
<tr>
<td>Active PACT Projects</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>84</td>
</tr>
</tbody>
</table>

Nearly $1.8 billion in capital repairs already completed or underway
## Progress to Date

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Borough</th>
<th>Units</th>
<th>Capital Repairs*</th>
<th>Conversion Date</th>
<th>Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ocean Bay (Bayside)</td>
<td>Queens</td>
<td>1,395</td>
<td>$317m</td>
<td>Dec 2016</td>
<td>Complete</td>
</tr>
<tr>
<td>Twin Parks West</td>
<td>Bronx</td>
<td>312</td>
<td>$46m</td>
<td>Oct 2018</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Betances:</strong> 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</td>
<td>Bronx</td>
<td>1,088</td>
<td>$145m</td>
<td>Nov 2018</td>
<td>Complete</td>
</tr>
<tr>
<td><strong>Highbridge-Franklin:</strong> Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave and Nelson Ave)</td>
<td>Bronx</td>
<td>336</td>
<td>$38m</td>
<td>Nov 2018</td>
<td>Construction</td>
</tr>
<tr>
<td>Baychester &amp; Murphy</td>
<td>Bronx</td>
<td>722</td>
<td>$116m</td>
<td>Dec 2018</td>
<td>Complete</td>
</tr>
<tr>
<td><strong>Hope Gardens:</strong> Bushwick II (Groups A&amp;C); Bushwick II (Groups B&amp;D); Bushwick II CDA (Group E); Hope Gardens, Palmetto Gardens</td>
<td>Brooklyn</td>
<td>1,321</td>
<td>$280m</td>
<td>Jul 2019</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Brooklyn II:</strong> Independence; Williams Plaza; Armstrong I &amp; II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A &amp; B; 572 Warren St</td>
<td>Brooklyn</td>
<td>2,625</td>
<td>$434m</td>
<td>Feb 2020</td>
<td>Construction</td>
</tr>
<tr>
<td>Manhattan I: 335 East 111th Street; 344 East 28th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Groups 2&amp;3); Public School 139 (Conversion); Fort Washington Avenue Rehab; Grampion; Washington Heights Rehab (Groups 1&amp;2); Washington Heights Rehab Phase III &amp; IV (C&amp;D); Samuel (MHOP) I II; Wise Towers</td>
<td>Manhattan</td>
<td>1,718</td>
<td>$383m</td>
<td>Nov 2020</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td>9,517</td>
<td>$1.76b</td>
<td></td>
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</tr>
</tbody>
</table>

*Note that the Capital Repairs data have been updated to reflect both Hard Costs and Soft Costs, which is consistent with how the Physical Needs Assessment (PNA) is calculated. Previous versions of this table included only Hard Costs.*
Tonight’s Focus: Design & Construction

- **PACT Improvements**
  - We will discuss all the parts of your development that could receive upgrades through the PACT program.

- **Assessing your development and apartment’s needs**
  - We will review the process that NYCHA and our development partners will use to assess what parts of your development need improvement, including your participation in that process.

- **Connected Communities**
  - We will provide an overview of the Connected Communities Guidebook and talk about how its principles can shape the community spaces around your developments for the better.

- **Discussion and Q&A**
  - We will reserve time at the end of the meeting to answer questions and provide additional information.

Ask a question by typing into the Q&A box or raise your hand!
PACT Improvements

APARTMENTS
These are the areas and components that make up a resident’s private living space. Examples include bathrooms, kitchens, lighting, floors, walls, and ceilings.
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Newly renovated apartment at Twin Parks West
PACT Improvements

COMMON SPACES
These are the indoor spaces that all residents use. Examples include community rooms, laundry rooms, lobbies, hallways, and stairs.
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Examples of Common Spaces at Bronxchester, Williamsburg Houses, and Ocean Bay
PACT Improvements

BUILDING STRUCTURE
These are the parts that keep the building standing and sealed from the weather. Examples include the building roof, exterior walls, and windows.
**PACT Improvements**

**Building Structure**
These are the parts that keep the building standing and sealed from the weather. Examples include the building roof, exterior walls, and windows.

*Renovated building facade at Baychester, new roof at Baychester, new windows and repaired roof at Twin Parks*
PACT Improvements

ENERGY AND SYSTEMS
These are the engines and arteries of the building. They include the electrical, mechanical, and piping systems that run throughout a building, and the systems that transport residents between floors. Examples include electrical wiring, elevators, boilers, plumbing, and water heaters.
PACT Improvements

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These are the engines and arteries of the building. They include the electrical, mechanical, and piping systems that run throughout a building, and the systems that transport residents between floors. Examples include electrical wiring, elevators, boilers, plumbing, and water heaters.

*New building systems at Bronxchester and Ocean Bay (Bayside)*
PACT Improvements

SITE AND GROUNDS
These are the open spaces and the paths that connect buildings in a development to each other and the surrounding neighborhood. Examples include the landscaping, playgrounds, fences, parking lots, security cameras, and sidewalks.
PACT Improvements

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These are the open spaces and the paths that connect buildings in a development to each other and the surrounding neighborhood. Examples include the landscaping, playgrounds, fences, parking lots, security cameras, and sidewalks.
Assessing Your Development’s Needs

What is a Physical Needs Assessment?

How can I inform what improvements will be made?

Will I need to move while they’re conducting repairs?

Who performs the inspections in my apartment?

Ask a question by typing into the Q&A box or raise your hand!
Assessing Need

Every five years, NYCHA is required to conduct a physical needs assessment (PNA) of all developments in its portfolio.

Inspectors survey conditions in a subset of apartments and common areas, as well as building systems such as boilers, elevators, and roofs.

This gives NYCHA a general sense of the repair needs at each development.

Once a development has been selected for PACT, NYCHA sends inspectors to update its assessment.

NYCHA will work with resident leadership and property management to ensure all major needs are captured.

PACT partners will conduct a series of resident meetings to share details about the assessments and hear from you about your priorities and ideas.

They will meet with you to understand the specific repairs that are needed in your home.

Before plans are finalized, residents will provide their input on apartment finishes, building materials, major system repairs, and public space improvements.

HUD must approve these plans before any work can begin.

PACT partners will share a detailed construction timeline and coordinate with you directly to schedule repairs inside your apartment.

You will remain in your home during construction, but if needed, PACT partners will provide you with a temporary, furnished apartment within your development.

Construction is completed in phases and typically takes 18 to 24 months to be completed.

Ask a question by typing into the Q&A box or raise your hand!
Assessing Need: Your Input

Development Selected for PACT

- Resident Meetings
- Surveying
- PACT Curriculum
- Proposal review- Connected Communities criteria

Plan for Rehabilitation and Conduct Repairs

- Resident Meetings: Design and Construction
- In-unit inspections for all units
- Planning with residents for construction

Ask a question by typing into the Q&A box or raise your hand!
What to Expect and How to Prepare

- COVID-19 Safety Protocols
- Coordinating with Property Management and NYCHA contractor
- All residents will be notified of inspection dates
- Inspectors will go to approximately 25% of the apartments in the development
The Connected Communities Guidebook

1. **Empowers residents** in guiding and contributing to design projects at their campuses

2. **Clarifies the process** for implementation of a design project

3. **Develops best practices for Urban Design** around NYCHA open space and renovation projects

4. **Sets the standard** of design for all future work to help activate and connect NYCHA communities

It's online at: [https://www1.nyc.gov/assets/nycha/downloads/pdf/Connected-Communities-Guidebook.pdf](https://www1.nyc.gov/assets/nycha/downloads/pdf/Connected-Communities-Guidebook.pdf)
Using the Guidebook for PACT Projects

Objectives

Establishing a **common language** to help NYCHA and its partners while selecting teams in the RFP process

Providing a method for design teams to analyze and effectively design projects that are sensitive to both the NYCHA communities and surrounding context
Designing for NYCHA open spaces

1. **Strengthen open spaces** within NYCHA campuses

2. **Connect and integrate** NYCHA campuses into the surrounding neighborhoods

3. Enhance residents’ quality of life with **attention to design and details**
Examples: Active and Passive Recreation

Stuyvesant Town-Peter Cooper Village Playground

Ghent Houses Fitness Zone

Ingersoll Houses Basketball Court

Hudson Guild Community Center at Chelsea School Houses

Seating at Tokyo University

Stuyvesant Town-Peter Cooper Village Lawn

Ask a question by typing into the Q&A box or raise your hand!
Examples: Signage

Dedicated to Ray Pagan
an ambassador to the children of Fulton Houses for decades, Ray committed himself to providing sport activities and a safe haven for the children of Chelsea.

Drew-Hamilton Houses
New York City Housing Authority

Signage at Boulevard Gardens Owners Corporation

Canopy Signage at Baruch Houses

Ocean Bay Apartments
411 Beach 54th Street
439-447 Beach 54th Street
54-09 Almeda Avenue
Live Love Area

Ask a question by typing into the Q&A box or raise your hand!
Examples: Lighting

Campus Site Lighting

Ground Lighting Zuccotti Park

Boulevard Gardens Owners Corporation Building Lighting

Bench Lighting

Pedestrian Lamp Post Lighting Minneapolis PHA

Bollard Site Lighting
Examples: Landscaping

Urban Farm at Red Hook Houses

NYCHA Resident Gardeners

Typical Department of Transportation Planters

Resident Gardeners at Queensbridge Houses

Stormwater Management Landscaping at Bushwick Houses

Ask a question by typing into the Q&A box or raise your hand!
Examples: Artwork

Outdoor Chess Board
Mural at Butler Houses
Colored Uplighting for Trees

Ask a question by typing into the Q&A box or raise your hand!
Designing for Housing Preservation

1. Understand the context
2. Connect from the ground up
3. Build up with responsive design
Examples: Ground Floor Activation
Examples: Waste Management
Incorporating Connected Communities

What would you like to do at your development that you can't do right now?

When it's nice outside, I like to _____________.

What was your favorite image? Why?

Is there something for everyone?

Ask a question by typing into the Q&A box or raise your hand!
What's Next?

1. **In-Unit Assessments for _____ sites**
   - Inspection Notice mailed to you
   - Includes Safety Notice and Affirmation about COVID-19 protocols

2. **Repeat of PACT Info Session A: Rights, Responsibilities and the Section 8 Program**
   - Next Session

3. **Round 9 RFEI was released**
   - Proposals have come back from interested Development Partners
   - Will are starting our review with residents to select teams

4. **Round 10 RFEI will be released _____**
   - Proposals expected to come back…
   - NYCHA will review with residents before selecting teams

Ask a question by typing into the Q&A box or raise your hand