

# PLANNING FOR PACT

(Permanent Affordability Commitment Together)

## Hernandez Resident Meeting

October 12, 2022



# AGENDA

## **1 / Overview of PACT (Permanent Affordability Commitment Together)**

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

## **2 / Community Profile**

## **3 / Resident and Community Engagement Process**

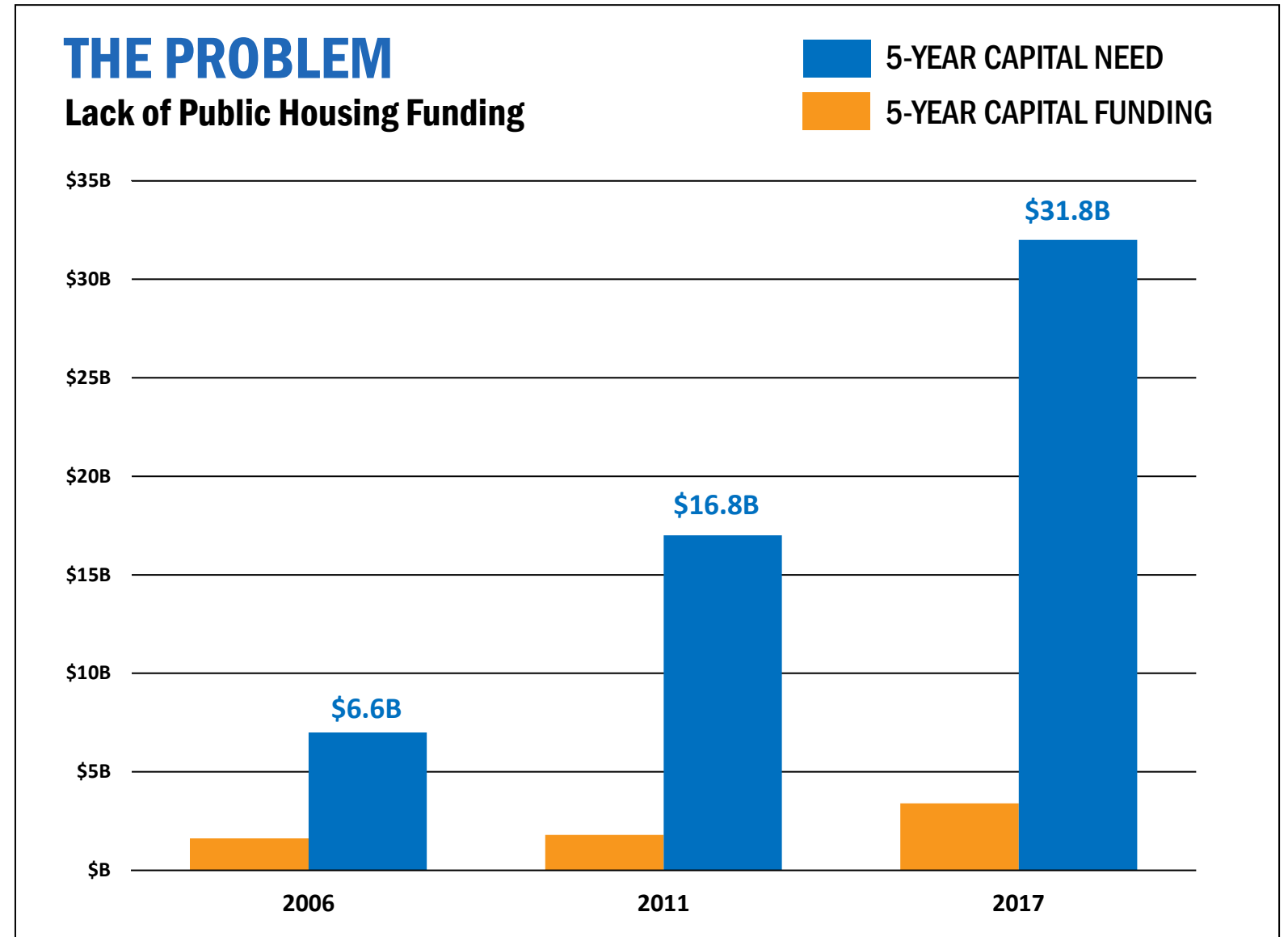
## **4 / Next Steps**

# **NYCHA'S MISSION**

**“To increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services.”**

# 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 AND 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 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.

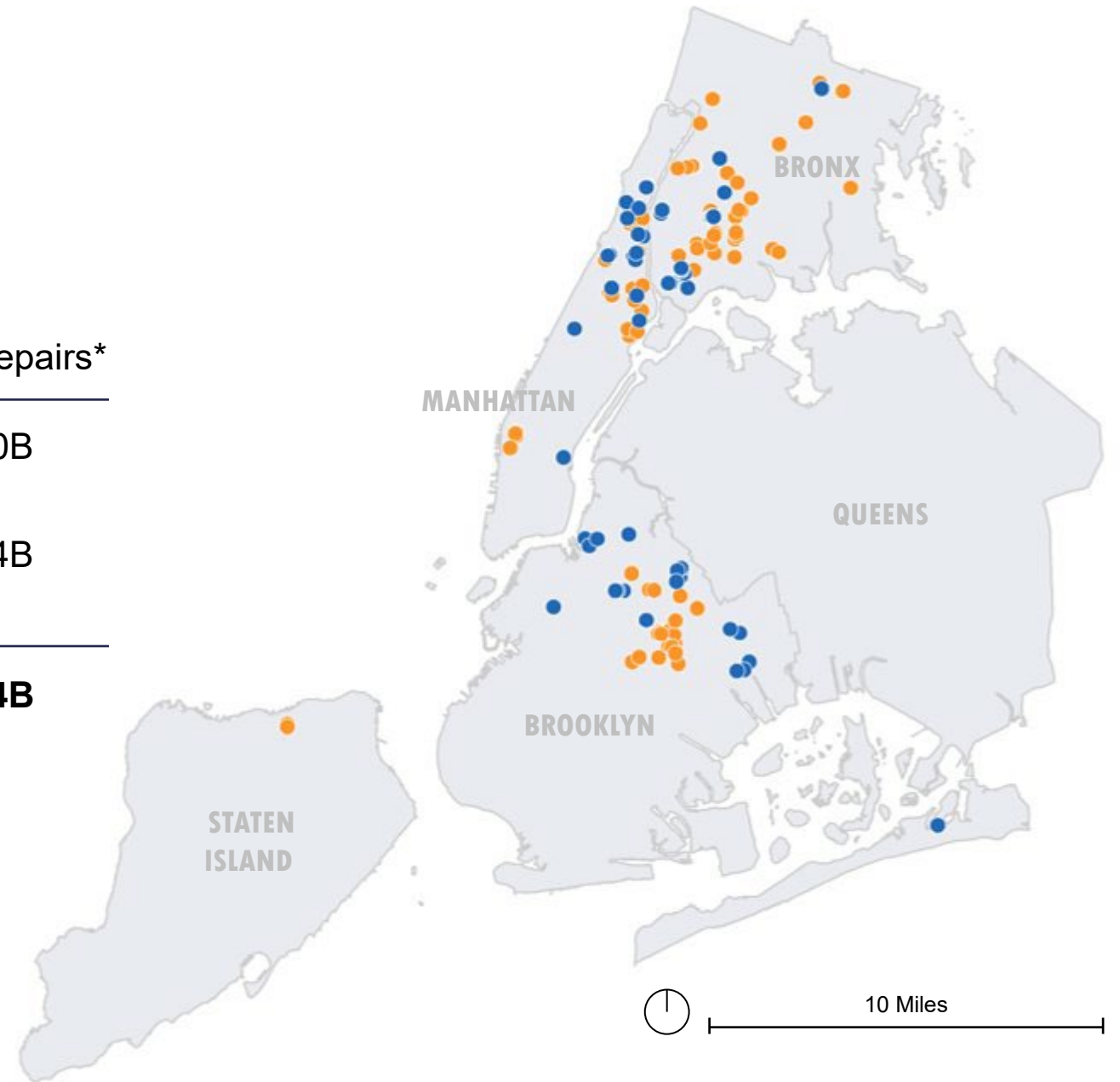
\*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.



# PACT Projects

Nearly \$3.4 billion in capital repairs already completed or underway.





	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	58	15,426	\$3.40B
● Planning and Resident Engagement	75	19,733	\$3.64B
<b>Total</b>	<b>133</b>	<b>35,159</b>	<b>\$7.04B</b>



\* Capital Repairs for completed PACT developments reflect both Hard Costs and Soft Costs. For active PACT projects, we use the 5-Year PNA to estimate their capital repairs.



# 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
<b>Total:</b>	<b>15,426</b>	<b>\$3.40B</b>	



Ocean Bay (Bayside)



Betances



= Construction complete

\* Note that the Capital Repairs data have been updated to reflect both Hard Costs and Soft Costs, which is consistent with how the PNA is calculated. Previous versions of this table included only Hard Costs.





Photo (from left to right): Renovated kitchen at Ocean Bay (Bayside); outdoor space at Betances Houses





Photo (from left to right): Outdoor gathering area at Baychester; a lobby space at Betances Houses



# Hernandez Quick Facts



**259**  
Residents

**149**  
Apartments

**1**  
Buildings

**3**  
Boilers

**2**  
Elevators



 Hernandez



# Community Space

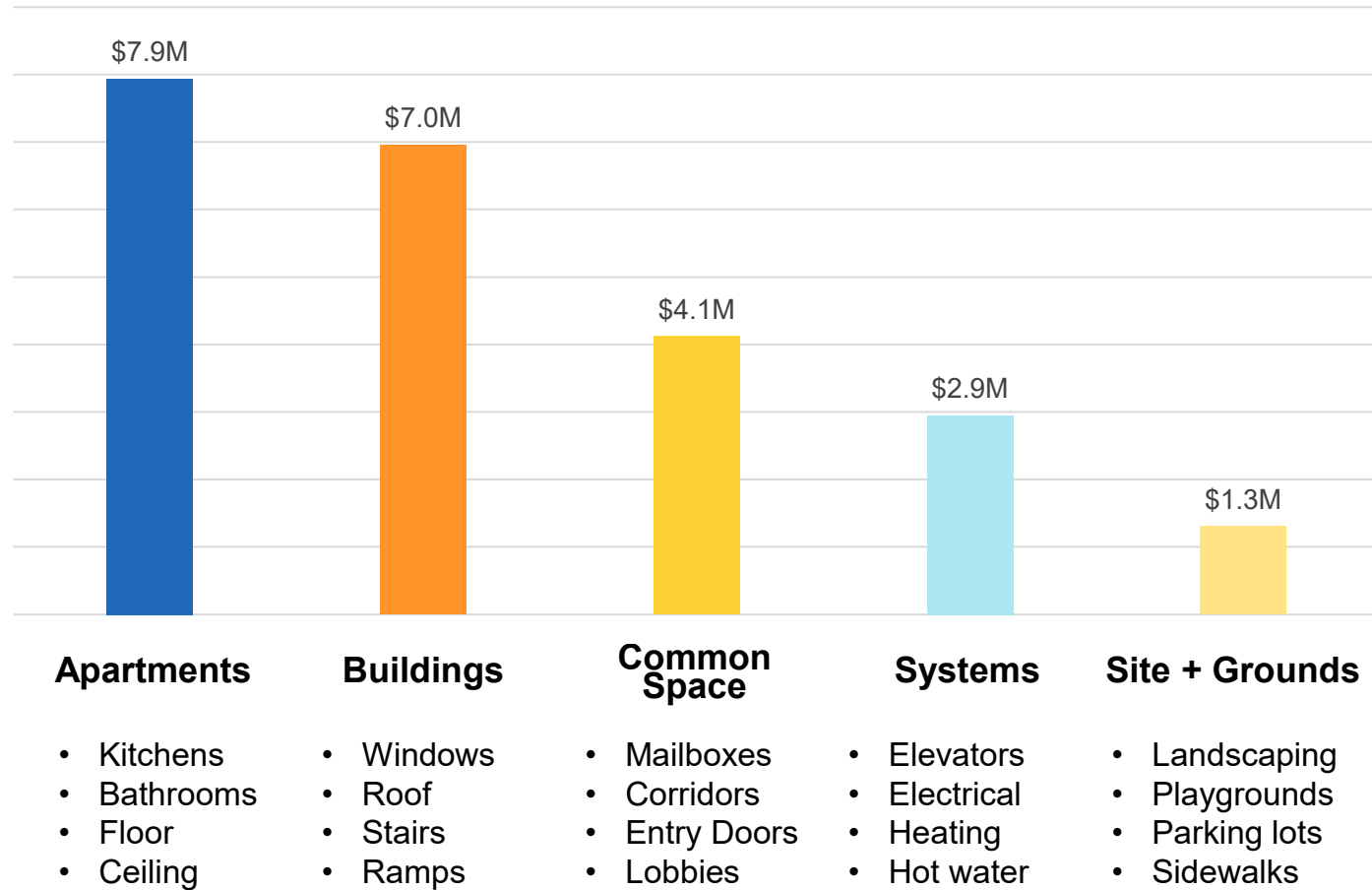
ID	Community Use	Status	Sponsor	SQFT	Site Address
A	Senior Center	Occupied	University Settlement Society of New York, Inc.	5,160	189 Allen St



Hernandez

# Major Repair Costs: Hernandez

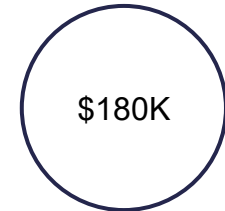
Total Repair Cost = \$23.3M



## Total Repair Cost Per Unit



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NYCHA's Average

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

\*Data reflects NYCHA five-year Physical Needs Assessment (2017)

# Resident and Community Engagement Process

<b>Listen &amp; Learn</b> <b>Fall 2022</b>	<b>Partner Selection</b> <b>Fall 2022 - Spring 2023</b>	<b>Design</b> <b>Summer 2023 - Fall 2024</b>	<b>Construction</b> <b>Fall 2024 - 2026</b>
<p>Resident meetings about PACT and how it works</p> <p>Outreach and discussions about community needs and priorities</p> <p>Conduct building and apartment inspections</p>	<p>Issue Request for Expressions of Interest (RFEI) to select PACT partners</p> <p>Review proposals and select PACT Partner team, including developer(s), contractor(s), property manager, and social service provider</p> <p>Continue hosting resident meetings, tours, workshops, and open house events</p>	<p>Introduce PACT Partners to residents</p> <p>Work with residents and PACT Partners to prepare detailed rehabilitation, property management, and social services plans</p> <p>Residents sign new leases</p>	<p>Development converts to Project-Based Section 8 funding</p> <p>New property manager assumes responsibility</p> <p>Repairs begin</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 rehabilitation, property management, and social services plans for your development.

## 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**