Permanent Affordability Commitment Together (PACT)
Meeting Guidelines

- Let’s hear from everyone
- One person speaks at a time
- Respect others and their opinions
- If you’d like to ask a question, speaker slips are available for the end of the presentation
Agenda

• Introductions
• RAD/PACT Overview
• Request for Proposals (RFP) Process
• Introduction to Section 8
What is PACT?

Permanent Affordability Commitment Together (PACT)

= Stability of Section 8 Funding

+ Resident Rights + Permanent Affordability of Public Housing
Section 18 Program

• In addition to RAD, NYCHA will also use a HUD program called “Section 18”

• Through Section 18, NYCHA will lease the land and buildings to a development partner

• NYCHA will continue to consult with residents throughout the development process

• NYCHA is committed to preserving tenant rights (just like RAD: keeping families in their apartments, maintaining grievance rights, etc.)
Benefits of PACT: 

*Funding for Apartment Repairs*

Photos of scheduled RAD improvements at Ocean Bay (Bayside)

Residents enjoy:
- New bathrooms
- New kitchens
- Central A/C
- Laundry rooms

Sample renovated exterior
How does traditional Public Housing compare to PACT?

### Traditional Public Housing
- Funding continually decreasing and unstable
- Restricted from using private financing
- Buildings continue to deteriorate
- No housing flexibility for residents

### PACT
- More stable and predictable Section 8 funding
- Ability to secure financing for apartments repairs
- Infrastructure and underlying building problems are addressed
- Residents eligible for alternate affordable housing programs
Setting the Record Straight

✓ PACT Will:

• Help secure **millions of dollars for major repairs** *(including apartment interiors, roofing, mold remediation, and façade repair)*

• Ensure **permanent affordability**

• **Maintain resident rights** in line with public housing protections

✗ PACT Will Not:

• **NOT** privatize your buildings

• **NOT** displace NYCHA families

• **NOT** raise NYCHA residents’ rent

• **NOT** demolish public housing
How does NYCHA choose a Developer?

**Request for Proposals (RFP)**

- Open, competitive process

- **Request for Proposals (RFP):** formal, publically-released document used to request proposals for work from potential bidders
  - Outlines a need
  - Invites organizations to fulfill that need

- Allows NYCHA to identify qualified non-profit and private partners to provide:
  - Major repairs
  - Property management
  - Social services
How are Developer Proposals evaluated?

- **Track record of success** on affordable rental housing development, property management, and social services delivery
- **Cost and quality** of proposed capital improvements
- **Experience working with residents** in the planning process and during operation
- **Experience providing resident employment opportunities**
Developer Responsibilities

- Create a development team
- Work with residents and stakeholders throughout the process
- Work with NYCHA and residents to design the repairs
- Complete renovations with tenants-in-place
- Manage and operate the buildings
- Provide social services
What Happens After Developer Selection?

- Developer will meet with residents and establish opportunities for resident participation/feedback
- Developer is required to involve residents in planning process and give regular updates about the work being performed
- Residents rights will remain in line with current NYCHA public housing rights
PACT Timeline

- RAD Approval from HUD: January 2017
- First Round Building & Apartment Inspections: March – June 2017
- NYCHA releases RFP, Developers submit Proposals: May – July 2017
- NYCHA evaluates Proposals & selects Developer: Fall 2017

- Residents meet with Developer to hear plans & provide input: Beginning in Fall 2017
- Residents sign new lease: Timeline to be set once NYCHA selects a Developer
- Development converts to Section 8 with new property management
- Repairs begin: Target Date: December 2018/June 2019

Ongoing Resident Engagement Meetings
Housing Choice Voucher Program (Section 8)
Section 8

- **Section 8** is also known as the **Housing Choice Voucher Program**

- The program is **more than 4 decades old** (began in 1976)

- In New York City:
  - **85,000 families** receive Section 8 housing assistance
  - **28,000 landlords** receive Section 8 rental payments
Section 8 is part of NYCHA

- Section 8 is administered by NYCHA’s Leased Housing Department
- NYCHA Leased Housing will handle your annual income recertifications, reasonable accommodation requests, and apartment inspections
Rent = 30% of your income

- Section 8 tenants pay **30 percent of their income** for rent
- NYCHA pays the **remaining balance of the rent**

Example:

\[
\begin{align*}
\text{Tenant rent} & \quad (30\% \text{ income}) \\
\text{Section 8 Voucher} & \\
\text{Total rent to landlord}
\end{align*}
\]

\[
\begin{align*}
\$400 & \quad + \quad \$600 \quad = \quad \$1,000
\end{align*}
\]
The occupancy standards for public housing will still apply for residents converted to Section 8.

However, RAD requires that residents living in a unit too big for their household size move to an appropriate-size unit in the development when one is available.
Choice Mobility: Option to Move with Your Voucher

- After one year, **you may choose to move to a private apartment** with your Section 8 voucher

- You can move to:
  - Another rental apartment within **New York City**
  - **Another city or state** with a Section 8 program
Q & A

Email: PACT@NYCHA.NYC.GOV

Website:
http://on.nyc.gov/nycha-pact
Approved Sites - Betances

- 411 E 136th St
- 408 E 137th St
- 416 E 137th St
- 443 E 137th St
- 453 E 137th St
- 455 E 137th St
- 463 E 137th St
- 695 E 139th St
- 699 E 139th St
- 690 E 140th St
- 700 E 140th St
- 505 E 144th St
- 509 E 144th St
- 511 E 144th St
- 517 E 144th St
- 521 E 145th St
- 525 E 145th St
- 521 E 146th St
- 525 E 146th St
- 550 E 147th St
- 423 Saint Ann's Ave
- 427 Saint Ann's Ave
Approved Sites - Brooklyn

Bushwick II (Groups A & C)

- 580 Central Ave
- 155 Eldert St
- 595 Evergreen Ave
- 615 Evergreen Ave
- 690 Evergreen Ave
- 670 Evergreen Ave
- 85 Covert St
- 75 Covert St
- 160 Himrod St
- 140 Himrod St
- 139 Harman St
- 251 Central Ave
- 270 Central Ave

- 290 Central Ave
- 310 Central Ave
- 250 Wilson Ave
- 190 Harman St
- 1259 Greene Ave
- 140 Harman St
- 1229 Greene Ave
- 269 Central Ave
- 270 Wilson Ave
- 1280 Greene Ave
- 1240 Greene Ave
- 289 Central Ave
Approved Sites - Brooklyn

Bushwick II CDA (Group E)

- 172 and 176 Menahan St; 319, 323, and 327 Wilson Ave
- 226, 230, 234, 238 and 242 Grove St; 339, 343, and 347 Wilson Ave
- 235, 239, 243, 247, and 251 Linden St; 524, 528, and 532 Knickerbocker Ave
- 220, 224, 228, 232, and 236 Linden St; 357, 361, and 365 Wilson Ave
- 1389, 1393, 1397, 1411, and 1415 Gates Ave; 550, 554, and 558 Knickerbocker Ave

Palmetto Gardens

- 85 Palmetto St