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
• PACT Overview
• Development Partner Intro
• Overview of Proposed Repairs & Upgrades
• Q+A
Shola Olatoye, Chair & CEO
New York City Housing Authority
Washington continues to cut NYCHA’s capital funding

What is the problem?

$1.4 BILLION lost since 2001

- $1.4 Billion Loss
- $318
- $420
- $400
- $200
- $0
- $200
- $400
- $600
- $800
- $1,000
- $1,200
- $1,400

Cumulative Loss vs 2001 Funding Level
Annual Capital Grant
Why do we need a new solution?

You know better than anyone else!

$17 BILLION in repairs are needed

Data Source: Calculations based on NYCHA Physical Needs Assessment (PNA), 2011
Solution: PACT

Permanent Affordability Commitment Together (PACT) = Stability of Section 8 Funding + Resident Rights + Permanent Affordability of Public Housing
Stability of Section 8 Funding

- The Rental Assistance Demonstration Program (“RAD”) allows Public Housing Agencies like NYCHA to convert their public housing subsidy to a 20-year Project-Based Section 8 Contract.

- Residents will continue to receive housing assistance with a Project-Based Voucher (“PBV”) instead of public housing subsidy.
  - Your rent contribution will be income based: 30% of AGI towards rent and utilities;
  - You will continue to certify your income annually with NYCHA;
  - Your unit will be inspected regularly; and
  - The paperwork and process to receive the subsidy will feel the same.

- The subsidy to the new Development Partner (“Owner”) will increase each year to help sustain the property.
  - In public housing the subsidy to NYCHA often decreases each year.

- The stable Project-Based Voucher Housing subsidy is what allows the new Owner to borrow money to make all of the needed repairs to the units and building.
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
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
- Provide new **mobility rights**
- Improve quality of life and increase opportunities for residents

✗ PACT Will Not:

- **NOT** privatize your buildings
- **NOT** displace NYCHA families
- **NOT** raise NYCHA residents’ rent above 30% of household income
- **NOT** demolish public housing
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**
August – December 2017

**Residents meet with Developer to hear plans & provide input**
January 2018

**Residents sign new lease**
Timeline to be set once NYCHA selects a Developer

**Development converts to Section 8 with new property management**
Target Date: December 2018

**Repairs begin**

**Ongoing Resident Engagement Meetings**
Scope Evaluation Process

- Strive to understand each unique building and site
- Exterior inspections, and where possible interior inspections
- Careful examination of existing building plans
- Thorough examination of all PNA’s
- Thoughtful consideration of Resident comments on wants and needs
- Quantity adjustments based on the building plans
- Consideration of NYCHA capital improvements competed and in process
- Economies achievable through phasing of work
- NYCHA Design Guidelines
Improvements & Engagement

- Comprehensive rehab, modernization and upgrading of Bushwick II, Groups A – E, Palmetto Gardens & Hope Gardens
- Improve and modernize buildings, upgrade entrances
- Strengthen safety & security
- Community based resident services; support existing on-site programs
- Minimize displacement through tenant-in-place rehab
- Priority is creating “a secure sense of home and feeling of shared community.”
Capital Needs & Revitalization GOALS

SCOPE AREAS:
Building Exterior & Site Improvements
Residential Interiors
Common Spaces
Building Systems Modernization

REVITALIZATION GOALS:
Promote community interaction
Strengthen security
Improve residential interiors
Preserve community spaces
Modernization of all building systems
Advance energy efficiency and resiliency
Beyond The Basics

- Additional site work and building exterior improvements
- Comprehensive additional security system and lighting enhancements
- Air conditioning units in every living room and bedroom
- Common space improvements (lobbies, corridors, stairs)
- *Increasing durability and longevity*
- *Attention to details / space making*
Apartment Interiors

- Replacement in Kind (no reconfigurations)
- All Kitchens and Baths Completely Modernized
- New ceramic tile in baths, new VCT flooring
- Replace all interior doors and hardware
- Replace all windows; incorporate design for all new A/C units
Common Interior Spaces

- Renovate/repair lobbies, corridors, stairs, laundry rooms
- Provide new stainless steel building entrances
- Repair existing stainless steel entrances
- Replace all fire rated doors
- New energy efficient lighting
- LAC with key for entry systems
Building Exteriors

- New entrances and canopies at certain locations to strengthen building identity
- Restore masonry, siding and trim as needed
- New windows and air conditioner grilles
- Provide new roofs throughout
- Replace exterior lighting to improve security
- Repair or replace entrance doors, sidelights and buzzer panels as required
Sitework Opportunities

- Provide new playgrounds
- Community gardens
- Repair/replace walking paths, sidewalks, ramps and steps
- Re-imagine underused parking lots
- Bolster landscaping
- Strengthen safety and security through lighting, cameras and patrols
Systems Modernization

- Replace boilers and radiators / new condensing boilers
- Modernize elevators
- New Intercoms
- New electrical sub-panels
- New lighting systems
- New rooftop fans
Sustainability, Resiliency & Energy Efficiency

- Roof insulation and high albedo finish
- Efficient Boilers
- New Windows and AC unit installation
- Weather-stripping and new exterior doors
- LED Lighting
- Native Landscaping
- Erosion and ground water control.
- VOC free materials
- Water conserving fixtures
- Efficient exhaust fans and sealed shafts
- Efficient new appliances
- Durable materials

- EGC 2015
- NYSERDA MPP
- Target EUI/DU of 120 kbtu/sqft
Tenant-In-Place Management

- Pre-Engagement Plan
- Full-time dedicated staff
- Use of social media and other community-building tools
- TIP staff home visits and weekend hours
- Resident Safety Plan
- Support for special needs and elderly
- Temporary relocation approach in-place
- Notification process to protect resident rights
- Tenant resolution call center
Hospitality Suites

- Available to households during work in their unit
- Fully furnished with seating, TV and cooking facilities
- Shower facilities available
- Food service available to households with special needs
- Hospitality suites secured, cleaned and maintained each day
Example of In-Unit Construction Timeline

- Week 1-2 – Electrical and Bathrooms
  - Hospitality suite available for showers
- Week 3-4 – Kitchens
  - Financial assistance available for meals
- Week 5 – Floors, Doors and Other General Carpentry
- Week 6 – Finish Work
- Week 7 – Punch List
Ongoing Information Updates

- Step 1 – At Large Resident Meetings
- Step 2 – General Notification Process
  - Overall schedule posted publicly
  - Notices sent to households 30 days prior to work in units
- Step 3 – Individual Meeting with Each Household
  - Explain rights of non-displacement
  - Discuss household special needs
  - Offer support services
- Step 4 – Ongoing Communication
  - Assist with logistics and scheduling
  - Track work progress
  - Respond to tenant concerns and needs
Q & A

Email: PACT@NYCHA.NYC.GOV

Website:
http://on.nyc.gov/nycha-pact
Backup Slides
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