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
- Q+A
Shola Olatoye, Chair & CEO
New York City Housing Authority
What is the problem?

Washington continues to cut NYCHA’s capital funding

$1.4 BILLION lost since 2001
Why do we need a new solution?

You know better than anyone else!

$17 BILLION in repairs are needed

5-Year Unmet Capital Needs

$16.9B

- Grounds
- Building Interior
- Mechanical, Electrical, and Plumbing
- Building Exterior
- Apartment Interiors

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
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

✗ 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: Summer 2018

Repairs begin

Ongoing Resident Engagement Meetings
Twin Parks West Development Team

- Gilbane Development Company
- Dantes Partners
- Apex Building Company
- Kraus Management (Property Management)
- BronxWorks (Supportive Services)
- OCV Architects

We are best suited team to meet NYCHA's goal of addressing residents' needs and preserving existing units while generating revenue to invest elsewhere in the NCHA portfolio.
Twin Parks West RAD Renovations

✓ The existing physical conditions report will be updated
  ✓ Information gathering from Residents
  ✓ Apartment by Apartment assessments

✓ Return buildings to good condition
  ✓ Building envelope (roof, bricks, windows)
  ✓ Heat and hot water systems
  ✓ Find and repair leaks
  ✓ Elevators
  ✓ Apartment renovations

✓ Improve safety: clear sight lines, transparency in lobbies, increased lighting on grounds and in common areas
Twin Parks West RAD Renovations continued

- Grounds will be renovated:
  - with new landscaping
  - Furniture
  - new play equipment for youth and adults to promote health

- Vacant community spaces will be restored:
  - Rest areas for residents during apartment renovations
  - Space for BronxWorks supportive services (senior programs, workforce development, other services referrals)
  - Laundry will be re-opened
Twin Parks Eligible for the National Register of Historic Places

- In September 2016, the New York State Historic Preservation Office (SHPO) determined Twin Parks was eligible for the register
- Twin Parks West embodies the distinctive characteristics of a type and period of construction, and represents the work of a master.
  - Building designed by Giovanni Pasanella and Peter G. Rolland
  - Distinctive small balconies
- The site plan reinterprets the NYC perimeter block design with pilotis at the first floor connecting the street to the interior garden
- Building design is a modern version of traditional NYC perimeter block housing model; U-shape building forms a main square
Twin Parks Lobby
Twin Parks Public Hall

EXISTING

PROPOSED
Twin Parks Playground

1. LAUNDRY ROOM & COMMUNITY LOUNGE

PROPOSED

EXISTING
Twin Parks Active Play

3. BASKETBALL COURT & OUTDOOR EXERCISE

PROPOSED

EXISTING
Job Opportunities and Supportive Services

✓ Proposed programs to focus on senior services + workforce development

✓ Ensures residents may take advantage of employment opportunities generated by RAD (Construction and Permanent Property Management/Maintenance Section 3 positions)
✓ Referrals to off-site supports gives resident access to full range of programming

✓ Workforce Development Program—Starts before Construction Begins
✓ Resident outreach—community meetings, door-to-door recruiting
✓ Work preparedness classes (e.g. resume writing, interview practice)
✓ Basic construction certifications e.g. OSHA 10
✓ Referrals to in depth construction training (e.g. carpentry, plumbing)

✓ Senior Services—Starts After Space Renovated

Supportive Services Referrals—Starts After Space Renovated
Future Meetings

✓ Employment Opportunities / Supportive Services

✓ Preliminary Scope of Work

✓ Transition to New Property Management

✓ RAD Certification

✓ Final Scope of Work / What to Expect During Construction
Q & A

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