

# Planning for PACT

*(Permanent Affordability Commitment Together)*

## West Brighton I & II

Resident Meeting #3

June 2022



# AGENDA

- PACT: Permanent Affordability Commitment Together
  - *What is PACT?*
  - *How does PACT work?*
- Resident Protections
- Completed and Active PACT Projects
- West Brighton Project Timeline
- Community Feedback
- Next Steps

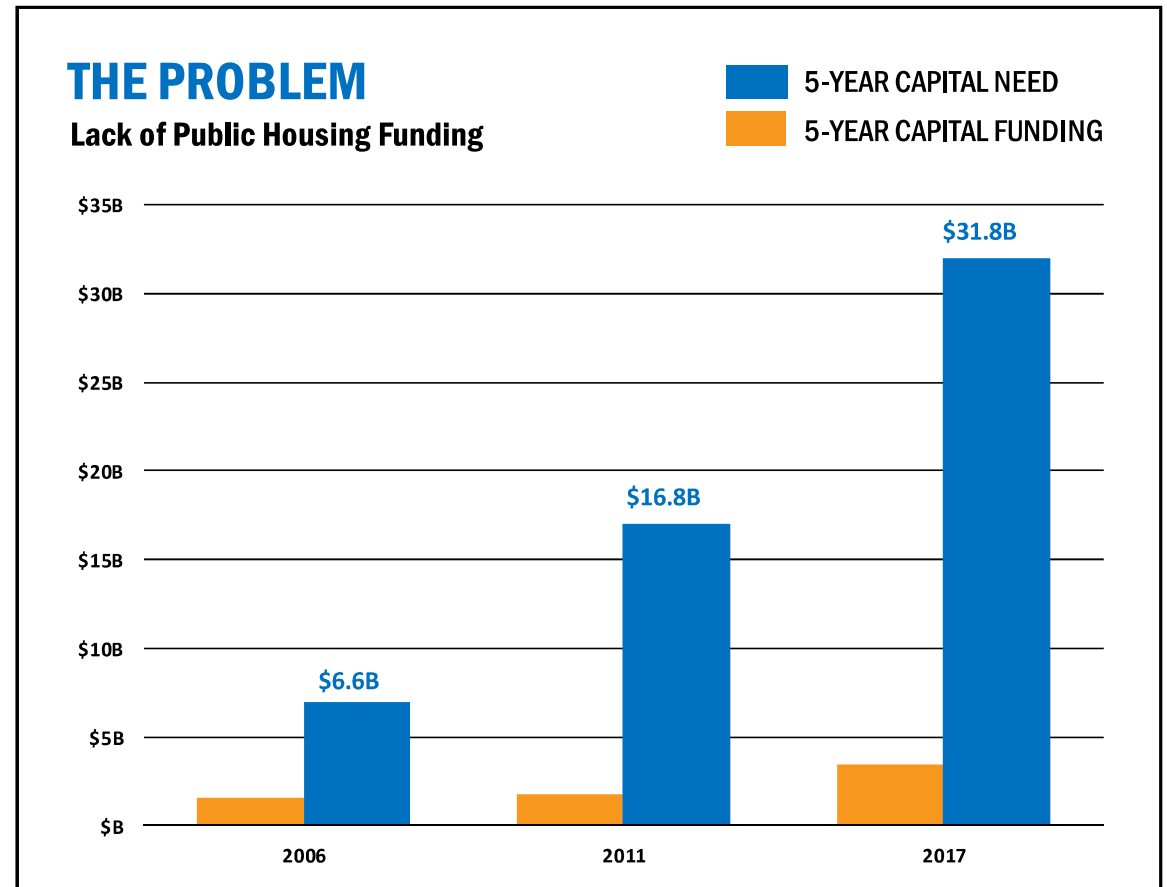


## **NYCHA's Mission**

**“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.



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

# 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.



Betances



Ocean Bay (Bayside)

*\* 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

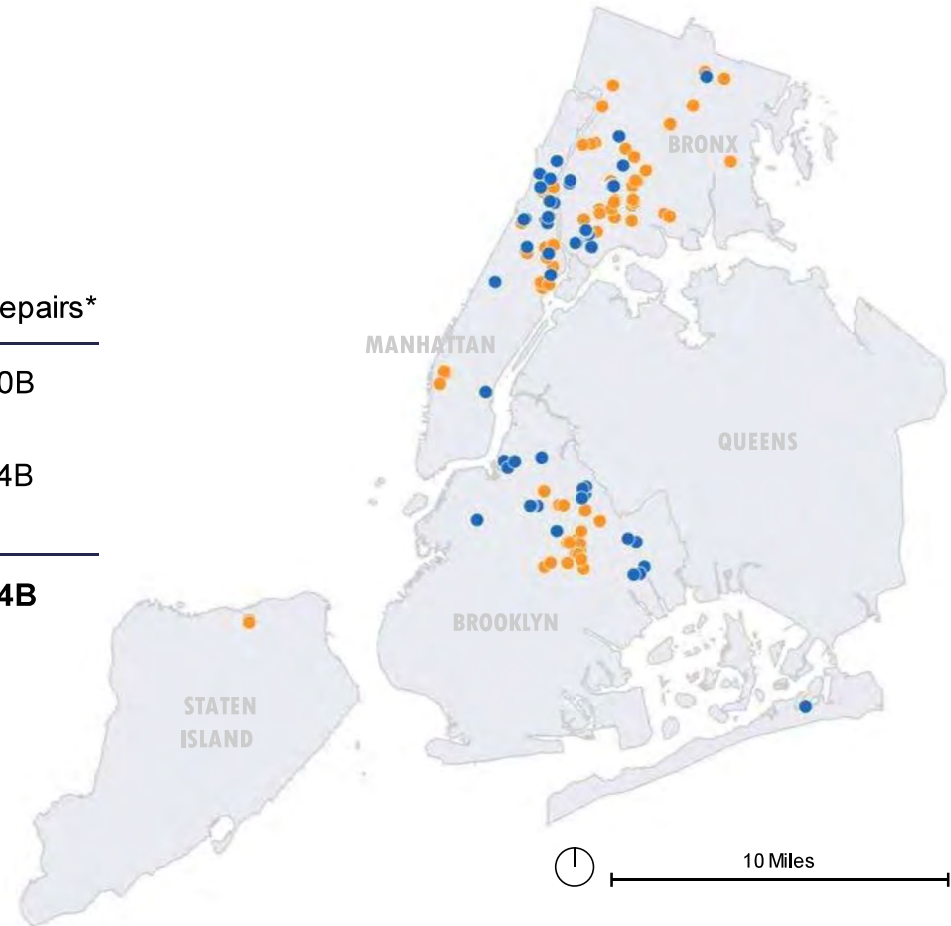
- **Rent will be 30% of your household's income.\***
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your leases**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add 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 and II	693	\$236M	Feb 2022
<b>Total</b>	<b>15,426</b>	<b>\$3.40B</b>	

\* 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.


 = Construction complete



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

# Resident & Community Engagement Process

Listen & Learn Summer-Fall 2021	Partner Selection Summer 2022-Fall 2022	Design Winter 2022-Winter 2023	Construction Spring 2024-2026
<ul style="list-style-type: none"> <li>✓ Preliminary resident outreach and discussions about community needs and priorities</li> <li>✓ Conduct building and apartment inspections</li> <li>✓ Community visioning workshop for new construction</li> <li>✓ PACT Info Session: Rights, Responsibilities &amp; Section 8</li> </ul>	<ul style="list-style-type: none"> <li>✓ Issue RFEI to select development partners</li> </ul> <p>Continue hosting resident info sessions</p> <p>Review proposals and select development team, with participation from resident leaders</p>	<p>Introduce development team to residents</p> <p>Work with residents to prepare detailed rehab, property management, and social services plans</p> <p>Residents sign new leases</p> <p>PACT Info Session: Preparing for PACT Partners</p>	<p>Development transitions to Section 8 funding</p> <p>New property manager assumes responsibility</p> <p>Repairs begin</p>

# What We've Heard

- Community engagement and resident feedback was summarized in **WHAT WE'VE HEARD: West Brighton I and II**, available online. Physical copies available at this meeting.
- This document was shared with potential PACT partners so that upcoming proposals have your desires and needs in mind.
- In addition to the PACT renovations and upgrades, there is an opportunity to advance community goals through the **construction of new affordable housing and community facility space.**



# What We've Heard

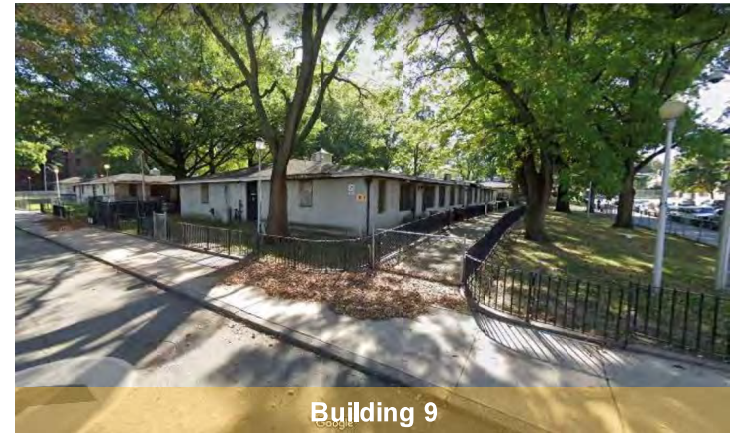
- NYCHA and NYC Department of Housing Preservation and Development (HPD) conducted resident engagement through a visioning workshop on November 3, 2021. In total, 48 resident participated and shared their input.
- A survey was also administered from November 3 – 5 to gather additional input from 99 households that were not able to attend the meeting.
- The goal of the workshop and survey was to gather feedback from NYCHA residents about their vision for the new building and public spaces across the West Brighton campus. Their feedback was included in the **What We've Heard** document.



West Brighton residents at the Nov. 3 workshop

# What We've Heard: New Affordable Housing

- Buildings 9 and 10 are currently vacant and a hazard to neighboring residents.
- NYCHA has previously heard from the resident association and elected officials about the need to find a solution.
- NYCHA is proposing to partner HPD to replace the vacant bungalows with new affordable housing and community facility space.
- **Renovations to the existing, occupied housing at West Brighton I & II will be prioritized before any new construction can begin.**



# What We've Heard: Campus and Building Improvements

- Residents were presented cards illustrating different improvements that could be made around the campus. Cards included options for amenities and upgrades to the open and green spaces, campus lighting, community gathering places, apartments, and community programming.
- Then, residents were asked to prioritize what they would like to see included in the PACT project and where on the campus or within buildings they should be located.





# What We've Heard: Campus and Building Improvements

Site-wide improper disposal of waste, including but not limited to: large items, dog waste, and household waste of non-residents, which leads to unsightly conditions and attracts pests.

## General Issues Related to the Campus

Improved site lighting throughout campus, potentially with integrated emergency call devices or security cameras.

Improved outdoor meeting spaces with seating areas (covered and uncovered) for residents to picnic and socialize.

## Desired Improvements to Sites and Grounds

Shared laundry facilities in each building, with natural light and ventilation.

A designated and secured mail and package room within each building.

## Most Desired Ground Floor Uses

Improved waste infrastructure through expanded trash and recycling chutes on every level.

Improved plumbing and ventilation within units and common spaces

## Desired Improvements to Interiors

**Note: These are not planned renovations. This is feedback for future PACT renovations.**  
Source: What We've Heard: West Brighton I and II.

# What We've Heard: New Affordable Housing

- Residents discussed how new affordable housing and community facility space could integrate into and support the current West Brighton community.
- Residents shared ideas on the height and shape of the new building, while urban designers reconfigured blocks to represent what residents were describing.
- Residents also shared ideas about potential community spaces and uses for NYCHA residents in the new construction building.



# What We've Heard: New Affordable Housing

Designated outdoor space for planted courtyards or a community garden.

Senior center and gathering space relocated from the existing community center on Broadway.

Shared rooftop space with community access.

## Desired Design Features and Uses

Residents requested that the new building not exceed the height of the existing towers at West Brighton II.

Circulation and mobility for seniors living in and around West Brighton II was also a concern.

## Main Concerns

Low-income senior housing

Low- and extremely low-income housing for families

## Affordability Mix

**Note: These are not planned renovations. This is feedback for future PACT renovations.**

Source: What We've Heard: West Brighton I and II.

# Next Steps

## 1. Upcoming PACT Open Houses

NYCHA will host office hours throughout the summer to answer your questions about PACT.

## 2. PACT Partner Selection

We will work collectively with resident leaders to select the best development team for the project.

## 3. PACT Partner Introductions

The selected PACT Partner will introduce themselves to residents, and together, we will work to prepare detailed rehab and social services plans for developments.

Contact us for more information!

PACT hotline:  
**212-306-4036**

Email address:  
**PACT@nycha.nyc.gov**

Web page:  
**on.nyc.gov/nycha-pact**

# Appendix

# West Brighton I Quick Facts



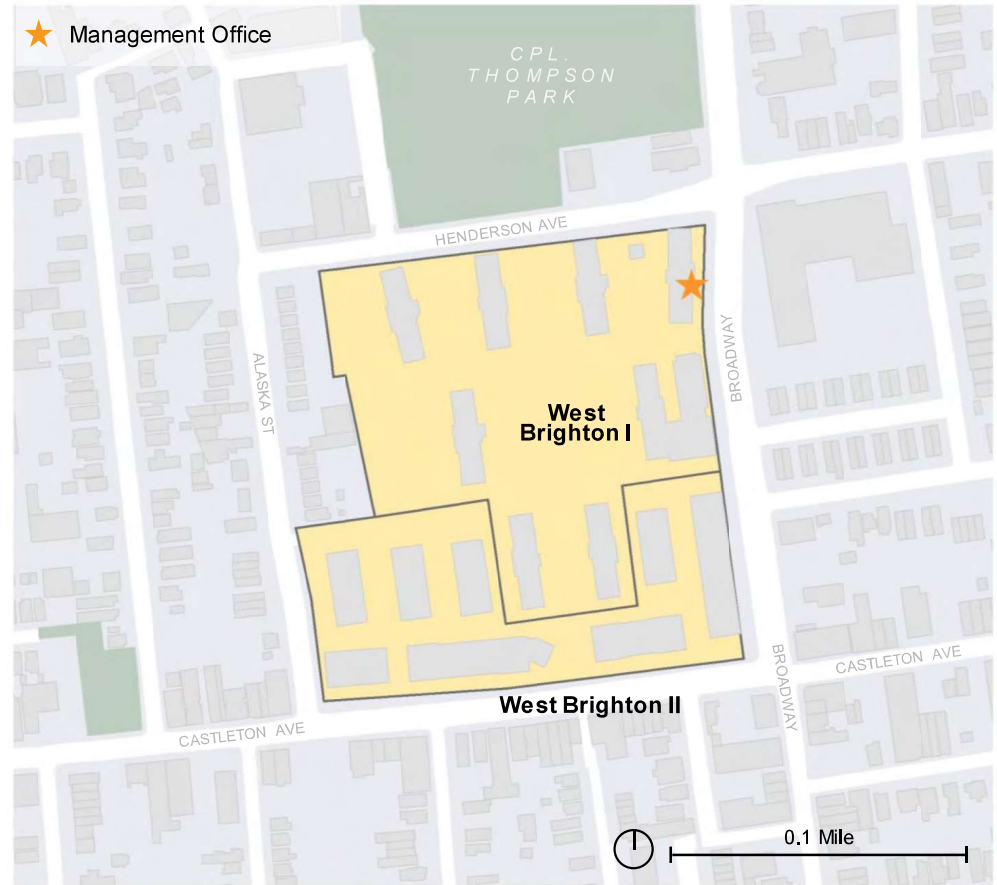
**1324**  
Residents

**490**  
Apartments

**9**  
Buildings

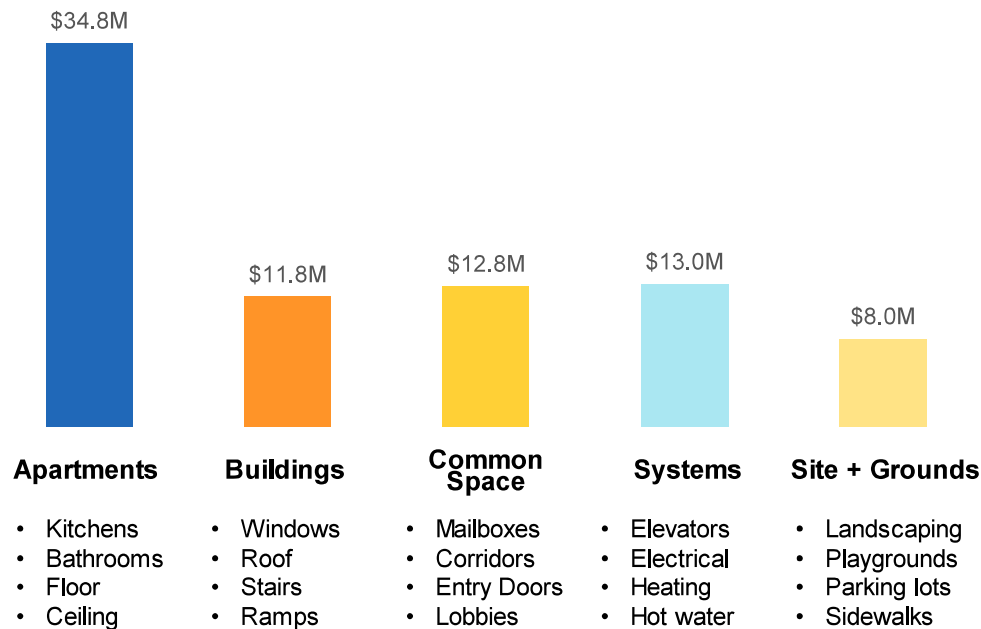
**3**  
Boilers

**8**  
Elevators



# Major Repair Costs: West Brighton I

Total Repair Cost = \$80.5M



Total Repair Cost Per Unit



**Lead Test:** Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)

# West Brighton II Quick Facts



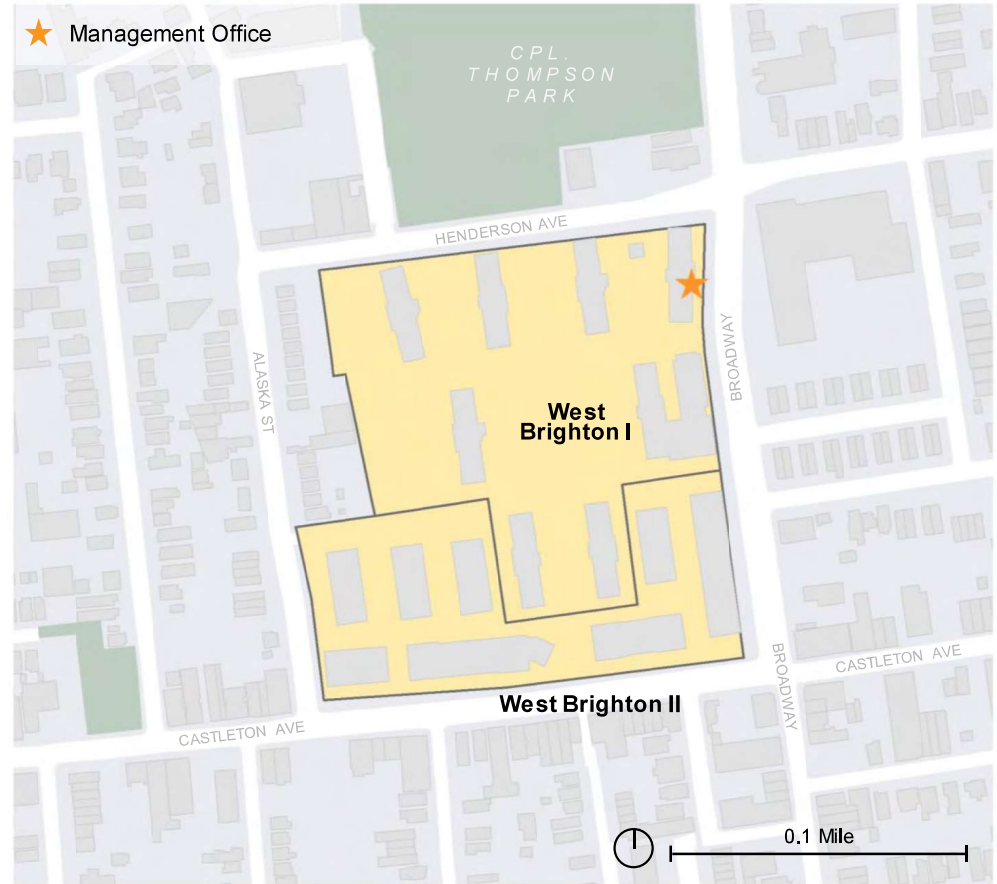
**97**  
Residents

**144**  
Apartments

**8**  
Buildings

**0**  
Boilers

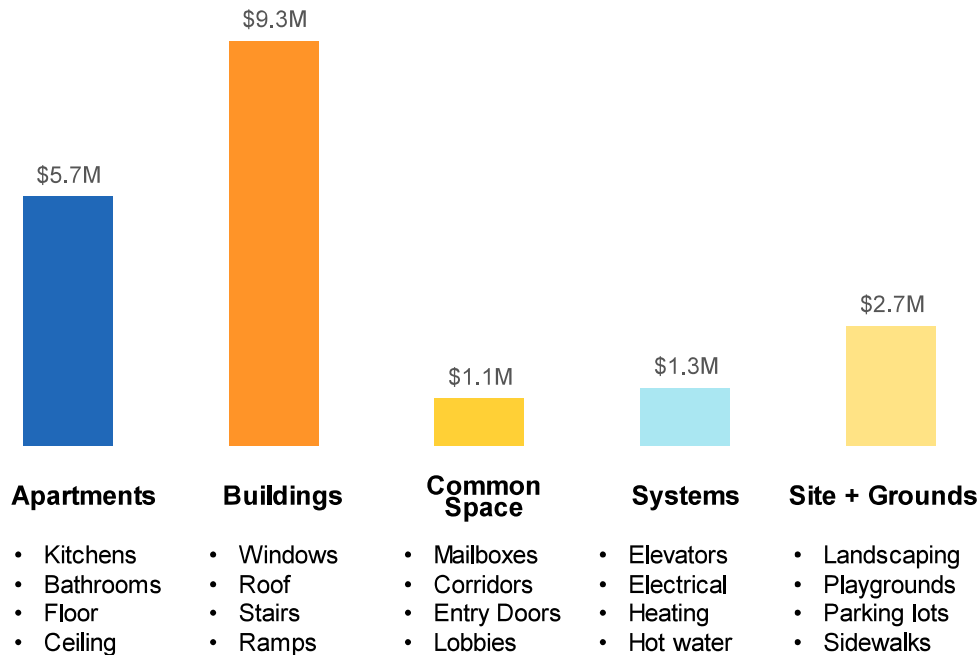
**0**  
Elevators





# Major Repair Costs: West Brighton II

Total Repair Cost = \$20.2M



Total Repair Cost Per Unit



**Lead Test:** Depending on finding from PACT inspections, a lead abatement plan has been included as part of the PACT project.

Data reflects five-year physical needs assessment (2017)

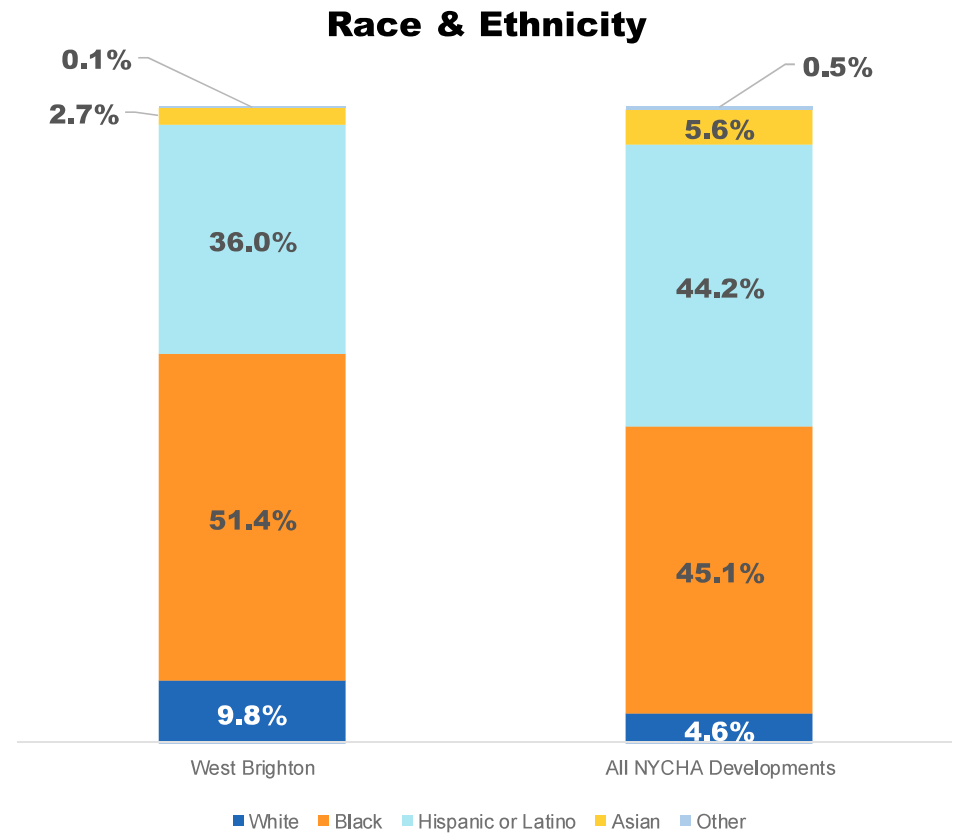
# Community Space

ID	Development Name	Community Use	Status	Sponsor	SQFT	Site Address
1	West Brighton I	Community Center-Cornerstone	Occupied	United Activities Unlimited Inc	4,198	230 Broadway
2	West Brighton I	Senior Center	Occupied	Catholic Charities of Staten Island, Inc.	N/A	230 Broadway
3	West Brighton II	Tenant Association Room	Occupied	NYCHA	645	1085 Castleton Avenue



# Demographic Snapshot: Race & Ethnicity

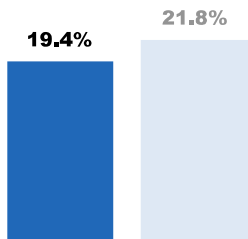
- **Nearly 90%** of the total population at West Brighton is **Black and Hispanic or Latino**.
- This is similar to NYCHA's average Black and Hispanic or Latino population across all development (~90%).



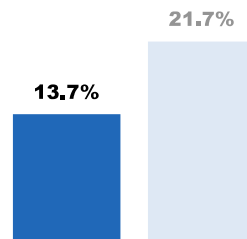
# Demographic Snapshot: Age & Disability

West Brighton has a **larger school-age and children under 6 population** than a typical NYCHA development.

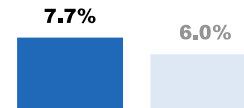
Population with any type of disabilities



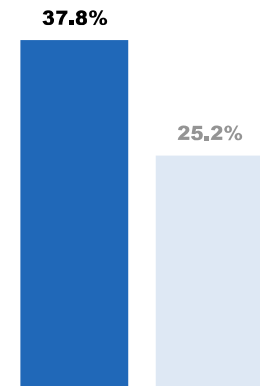
Population 62 and over



Children under 6



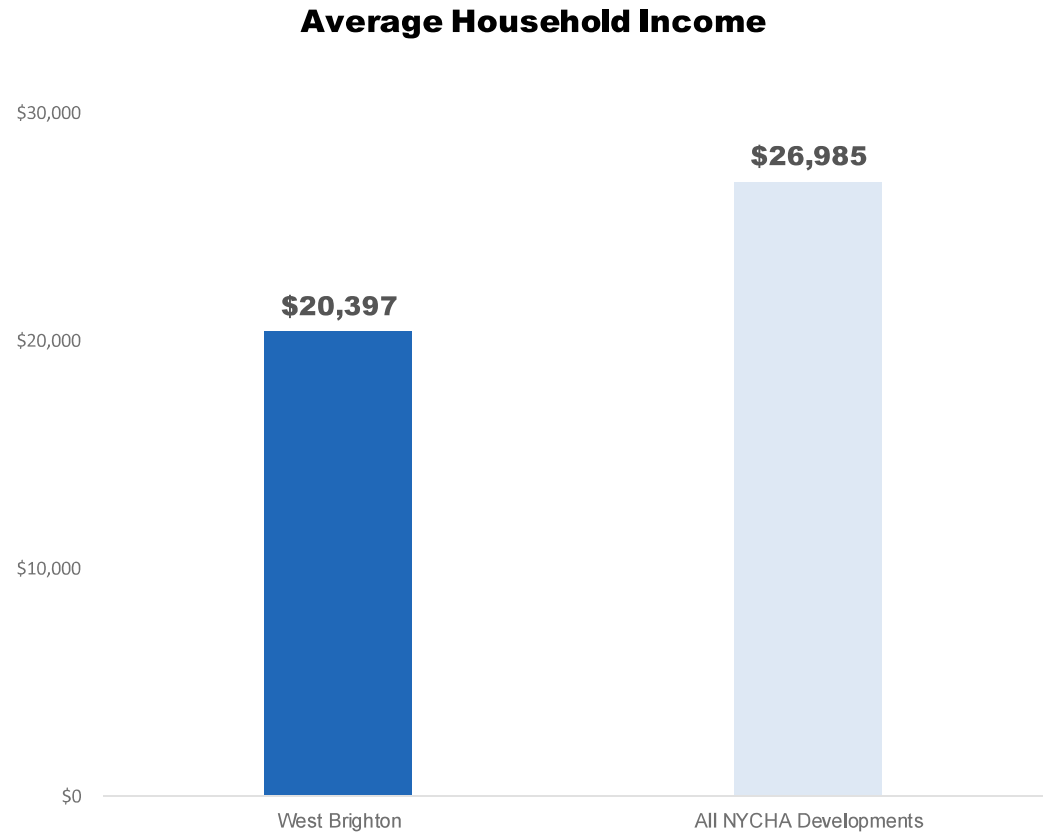
School-age population\*  
*\*Population (Age 5-19)*



■ West Brighton ■ All NYCHA Developments

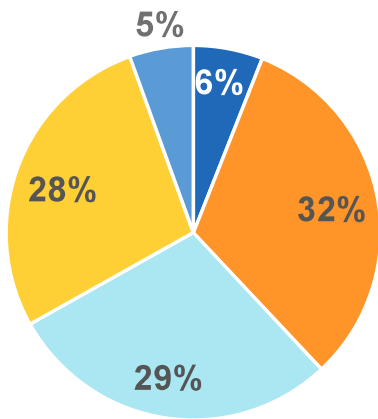
# Demographic Snapshot: Income

- The average household income is **\$20,397**, which is lower than NYCHA's average.



# Demographic Snapshot: Household Size

- West Brighton is mostly made up of a mix of 1, 2, 3-bedroom apartments.
- The average household size is smaller than a typical NYCHA household.



Bedrooms in West Brighton	#
0-bedroom units	38
1-bedroom units	203
2-bedroom units	183
3-bedroom units	175
4-bedroom units	35
<b>Total Units</b>	<b>634</b>

