BEDFORD STUYVESANT REHAB
MAINTENANCE INITIATIVES: WASTE • PESTS • SITE SAFETY

PACT PARTNERS:

NEW YORK CITY HOUSING AUTHORITY

DP DANTES PARTNERS

KALEL COMPANIES

ETC COMPANIES

RESTORATION

FARiA MANAGEMENT

AGENDA

- PACT Program Overview
- Update On Charrette Voting
- Social Service Needs Assessment Survey
- Waste Management Plan
- Landscaping Workshop
- Next Steps, Future Meetings & Timeline
- Informational Resources

Rendering of Ocean Hill Apartments
*** Renderings are subject to change ***

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.

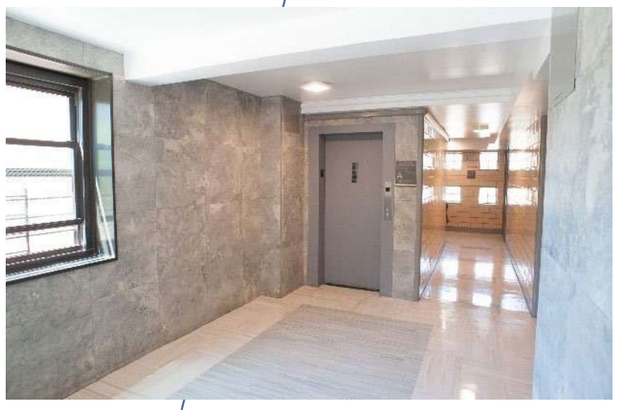
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

PACT Investments & Improvements

Renovated apartment at Twin Parks West

Site improvements at Baychester

Repaired roof and solar panel system at Ocean Bay (Bayside)



Renovated building entrance at Ocean Bay (Bayside)

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 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.*

Brief Overview of Timeline

In Unit Inspections – Fall 2023

Leasing signing – Winter / Spring 2024

HUD Application Submission – Fall 2024

Closing – Winter 2024/2025

Anticipated start of construction – Winter 2025

*Rental Assistance Demonstration Program Financing Plan and Section 18 repositioning application.

NYCHA PACT Social Service Needs Assessment Survey

PURPOSE

To improve residents' quality of life through access to social services and resources the PACT team is conducting a survey to solicit feedback from residents to understand which services, opportunities, and programs are important for residents and their households.

METHOD

Door drop paper surveys with flyers.

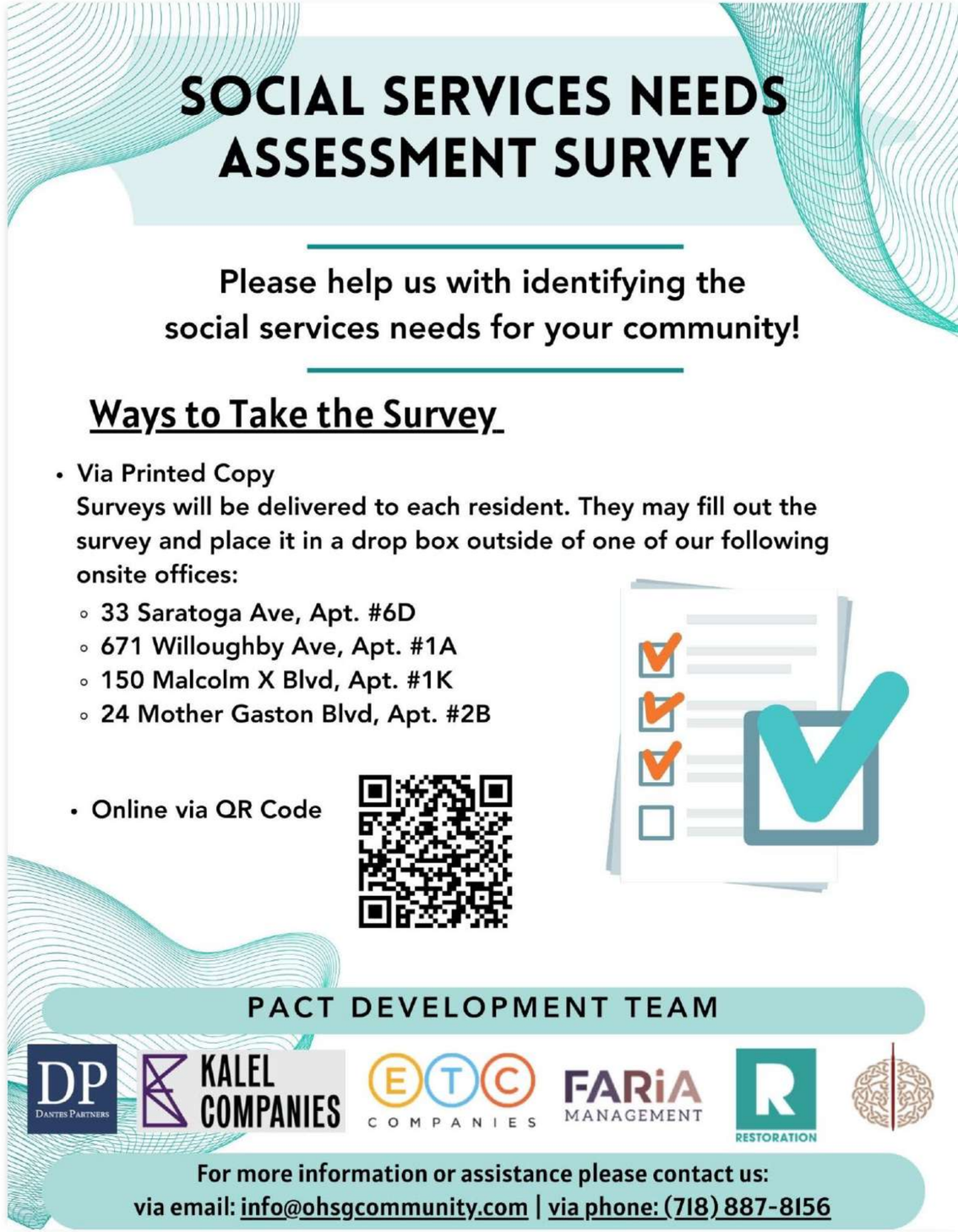
Targeted outreach via door knocking, phone calls, emails and notices on the door.

GOAL

Feedback from at least 35% of residents

TIMEFRAME

Begin outreach on 3/4/2024. You can even start today by scanning the QR code!



Future Resident Meeting Topics

- New Lease Signing
- Construction Readiness
- Hiring & Training Opportunities
- Social Services
- Community Spaces
- Final Scope of Work
- Transition to Section 8

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Available Resources for Residents

NEW YORK CITY HOUSING AUTHORITY

PACT Hotline: (212) 306-4036
Email: PACT@NYCHA.NYC.GOV
Website: http://on.nyc.gov/nycha-pact

Contact PACT Resources with questions about:

- PACT Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

Customer Contact Center (CCC): (718) 707-7771

Contact CCC with questions about:

- Repairs in your apartment or in a public space
- Concerning heat and hot water issues
- For information about housing applications offices

PACT PARTNERS:

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KALEL COMPANIES

FARiA MANAGEMENT

ETC COMPANIES

RESTORATION

Email: OHSGPACTPARTNER@GMAIL.COM
Website: WWW.OHSGCOMMUNITY.COM

Contact us if you have questions about the following topics:

- Presentation material
- Design and construction
- Future meeting dates and topics
- Hiring and training

Thank You

Questions?

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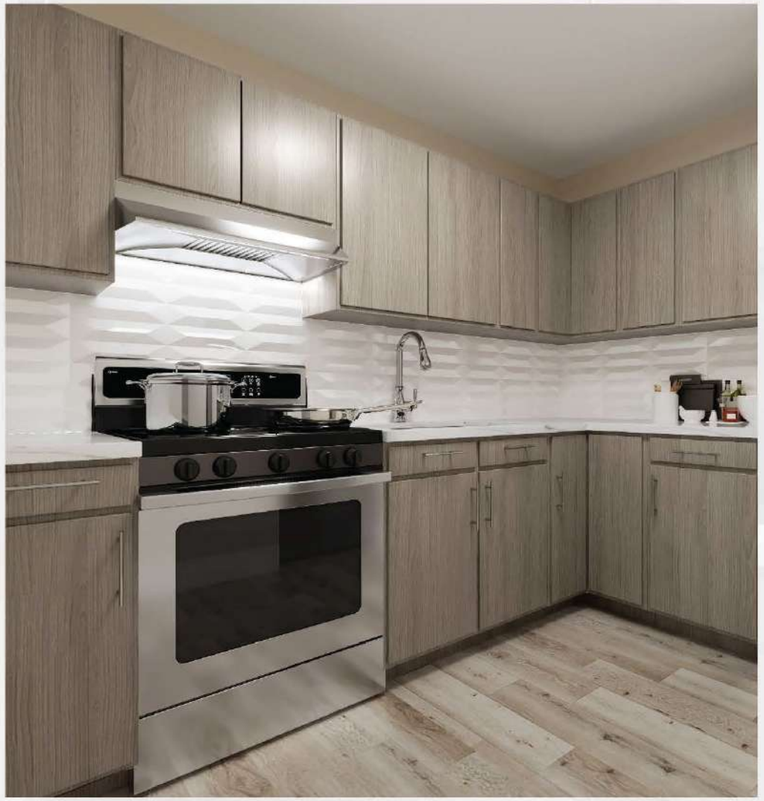
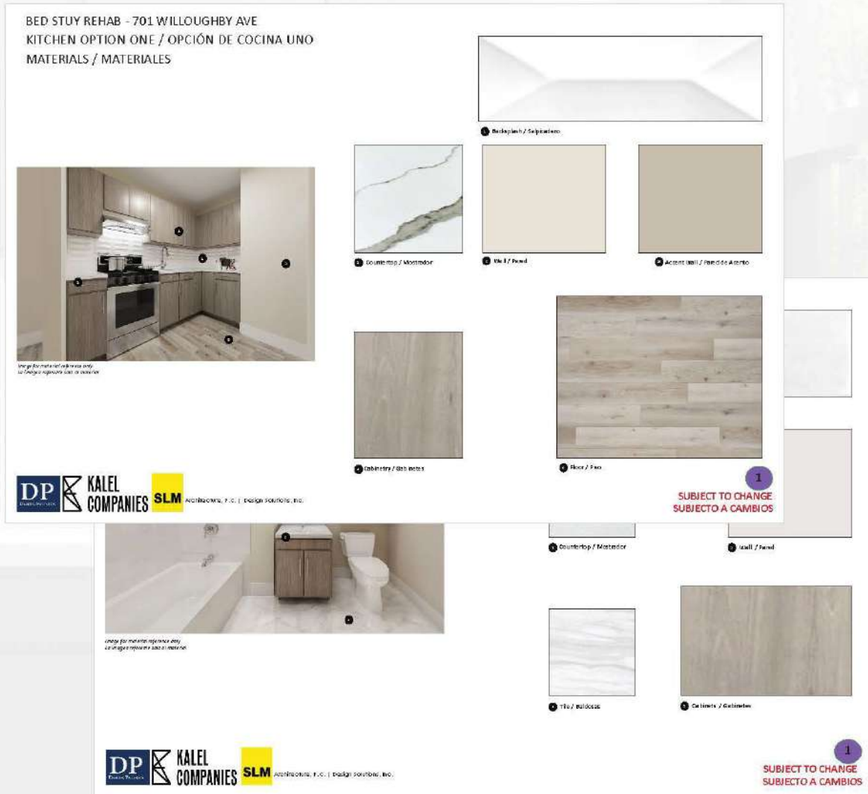
Apartment Finish Winner!
Option 1





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Todos los materiales mostrados son representativos del propósito del diseño y es probable que no reflejen la condición final de la construcción.

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Dirtworks Landscape Architecture

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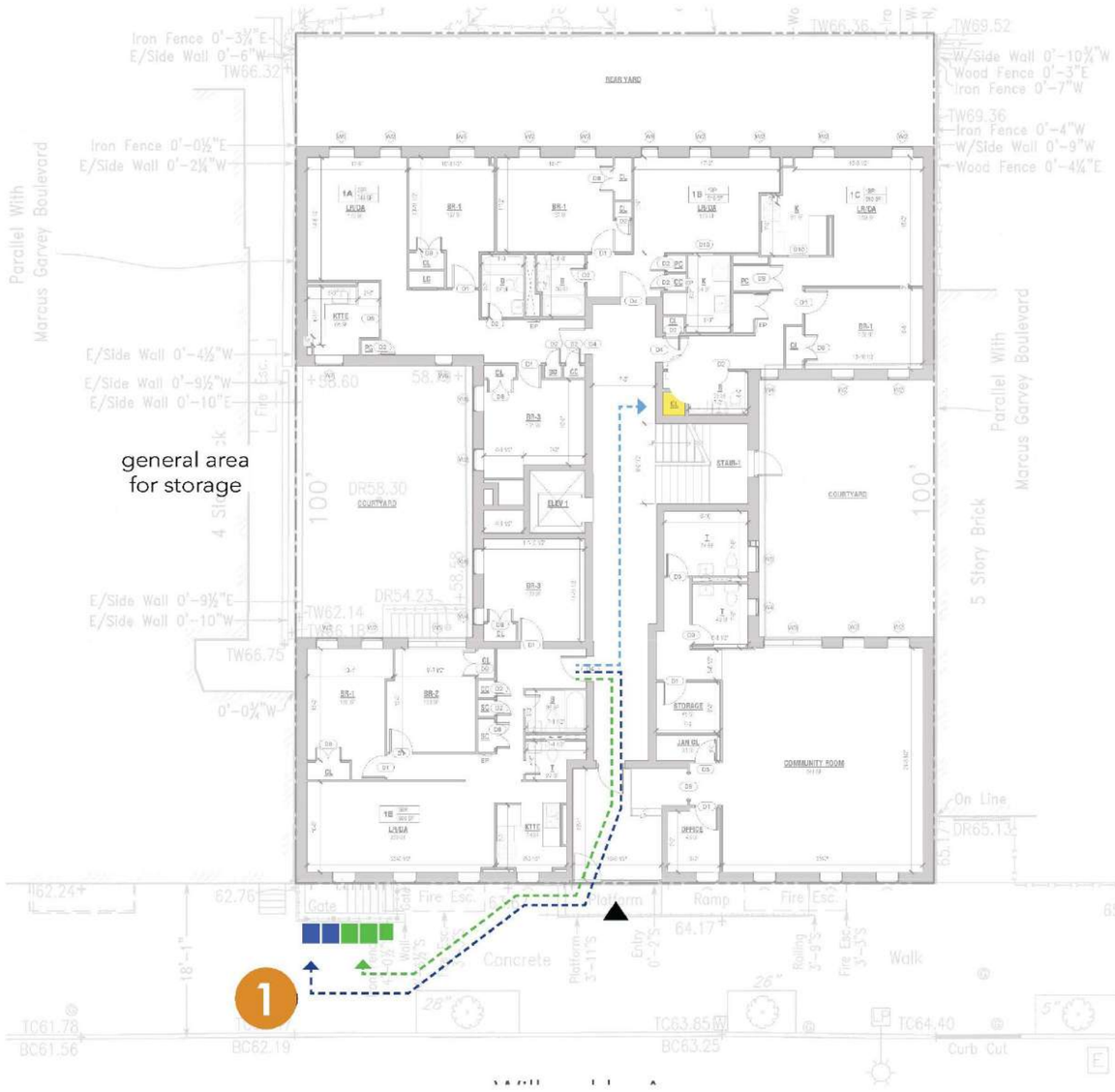
Improved Waste Management



1 Easy disposal of recyclables and bulk items in a central location;

Enclosed waste equipment to deter pests

- Daily (1-2 times/day) removal of all waste
- Security cameras to issue violations

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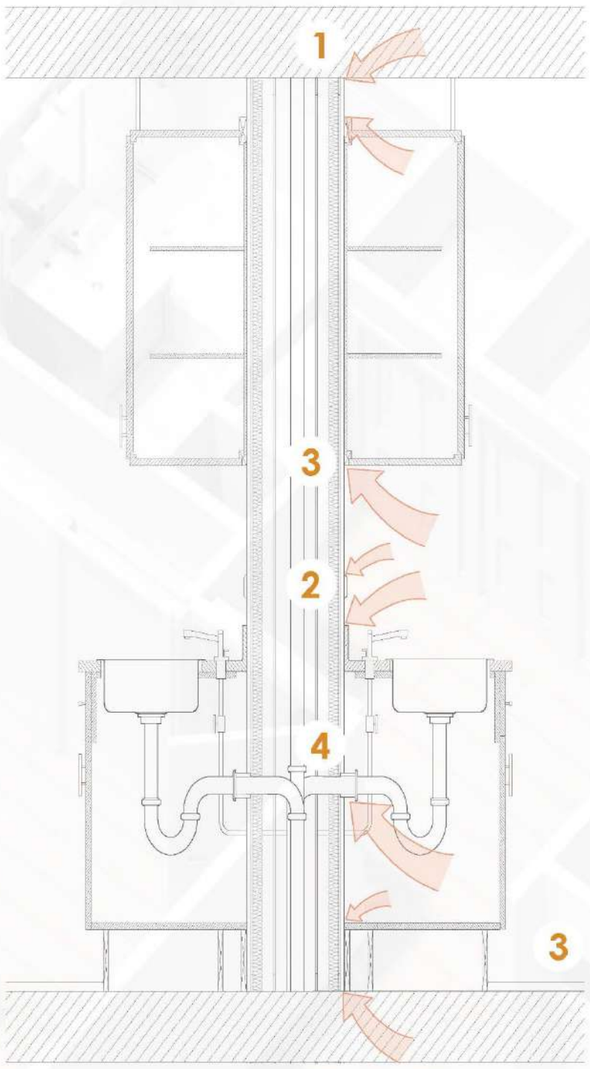
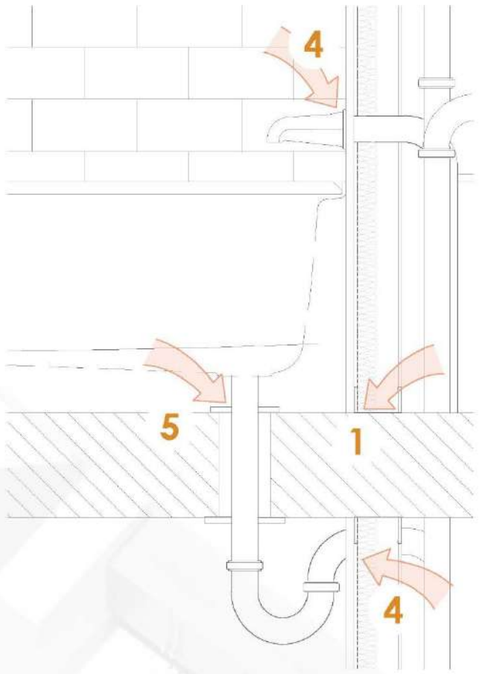
What You Can't See: Pest Control

Kitchens / Cocinas



Bathrooms / Baños



Key Seal Points / Puntos Clave del Sellado:

1. Top and bottom plates
2. Electrical penetrations
3. Back and base of cabinetry
4. Plumbing penetrations in common wall
5. Bathtub drain penetrations

Integrated Pest Management
Manejo Integrado de Plagas

- Seal all wall, floor + joint penetrations with low-VOC caulk or other non-toxic methods (window screens, door sweeps, metal plates) to prevent pest entry.
- Install rodent + corrosion-proof material (i.e.,copper or stainless-steel mesh or rigid metal cloth) for openings larger than ¼ inch.
- Seal entry points under kitchen + bathroom sinks.
- Install 6" metal flat stock at base of all cabinets

Regular Inspections
Inspecciones Periódicas

- Exterminators will regularly service all cellar and common areas, and will be made available to all residents for in-unit treatment on a bi-weekly basis

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Active Security + Site Safety Measures

Comprehensive Security Plan

- New Intercom System
- Cameras in all areas of the building
- Cameras linked to 24/7 off site staff monitoring
- Access Control / Key Fob Entry

Site Safety + Maintenance

- Site lighting overhaul for increased visibility
- Ongoing maintenance of grounds

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