INTRODUCTION TO PACT PARTNERS

PACT PARTNERS:

NEW YORK CITY HOUSING AUTHORITY

DP DANTES PARTNERS

KALEL COMPANIES

ETC COMPANIES

RESTORATION

FARIA MANAGEMENT

AGENDA

- PACT Program Overview
- Intro to PACT Team
- Proposed Improvements
- 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.

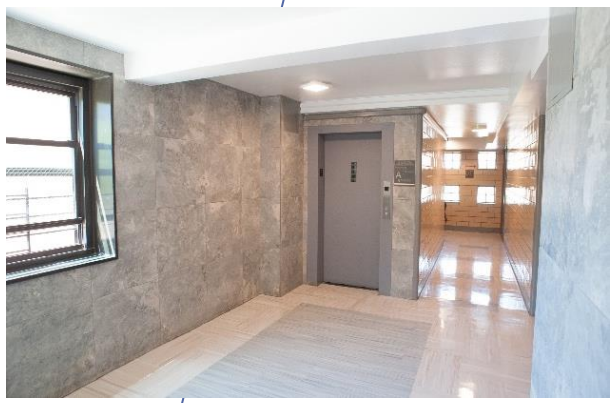
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

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.*

Who We Are

DP
DANTES PARTNERS

KALEL COMPANIES

ETC
COMPANIES

RESTORATION

FARiA
MANAGEMENT

Dantes Partners
Co-Developer

- + 7,600 housing units that have been financed, developed, and acquired
- + $2.2 billion estimated financing and investment value
- Dantes Partners, the development division of Dumas Collective, is a first-class affordable and workforce housing development, acquisition, management, and financing company with offices in Washington, DC. Maryland, New York, and Virginia.
- Established in 2006, Dantes Partners is a Black owned business with a mission to develop Luxury Affordable Housing® and community-focused real estate initiatives across the Mid-Atlantic region.

KALEL COMPANIES

Kalel Companies
Co-Developer

- Kalel has led the redevelopment and preservation of over 3,000 affordable units with an estimated $800 million in capitalization (a property's income potential).

- Formed in 2012, Kalel Holdings creates a positive long-term economic impact with each development – for lenders, investors, and tenants. As a certified Minority Business Entrepreneur, Kalel creates housing opportunities that allow family and community to thrive.

ETC Companies
General Contractor

- + $1 billion in completed work
- + 100 completed projects
- + 30,000 housing units completed

- ETC has garnered a reputation for successfully rehabilitating and constructing affordable housing developments of all sizes. We prioritize the people involved while ensuring projects remain on time and on budget.

Bedford Stuyvesant Restoration Corporation

Social Services Coordinator

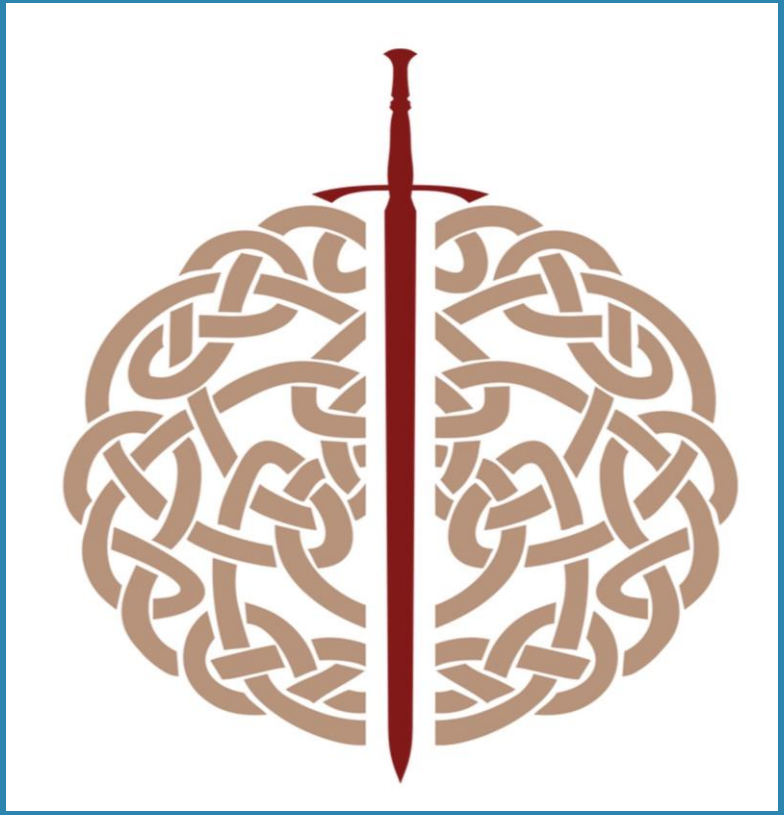
- Founded in 1967, Restoration is the nation's first community development corporation (CDC).

Mission

- To close the racial wealth gap in Central Brooklyn's lower income neighborhoods through an economic mobility platform designed to help people become financially literate and independent.

Vision

- A flourishing Brooklyn community consisting of strong businesses and institutions that are anchored in a culture of equity and inclusion.



Resolutions & Strategies (RAS) Group *Consultant*

- A comprehensive community developer and government relations firm that utilizes meaningful and long-lasting connections and relationships to advance the needs and quality of life of underserved and underrepresented communities.

- Experienced in working with local, state, and federal governments, RAS Group has established contacts throughout the 5 boroughs and the State of New York.

- RAS Group will use its expertise and connections to work in collaboration with residents to elevate their needs, identify their priorities and address resident wide concerns.

Faria Management

Property Manager

- Faria Management, an affiliate of Dantes Partners, is a Black-owned property management firm that provides boutique-style property management services. Faria Management's mission is to provide a brand of luxury affordable housing property management services to owners and residents of income-restricted housing.

- Faria currently manages over 2,800 units between New York City, the DC Metro area, and Petersburg, Virginia.

Rendering of Stuyvesant Gardens I
*** Renderings are subject to change ****

Proposed Future Improvements

KITCHEN & BATH RENOVATIONS

ROOF REPLACEMENT

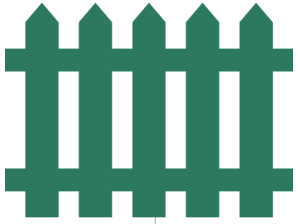
SECURITY UPGRADES

OPEN SPACE & COMMUNITY FACILITIES

BUILDING SYSTEM MODERNIZATION

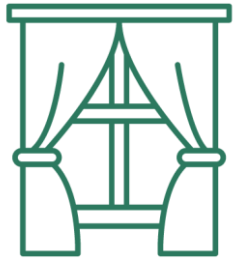
Proposed Future Improvements *(continued)*

NEW LANDSCAPING



REPAIRED SIDEWALKS & FENCES

ACCESSIBILITY UPGRADES



REPLACED WINDOWS

UPGRADE ELECTRICAL SYSTEMS & HVAC

LOBBY & COMMON AREA BEAUTIFICATION

ELEVATOR MODERNIZATION

Apartment Upgrades

NEW KITCHEN CABINETS, APPLIANCES & FIXTURES

NEW CERAMIC TILE FLOORING & BATHROOM FIXTURES

NEW FLOORING, LIGHT FIXTURES, PAINT & DOORS

LEAD & MOLD ABATEMENT

MEET ADA COMPLIANT STANDARDS

Security Improvements

Enhanced Security

- Cameras
- Real-time surveillance
- Key fob access
- Working intercoms

Improved Site Safety

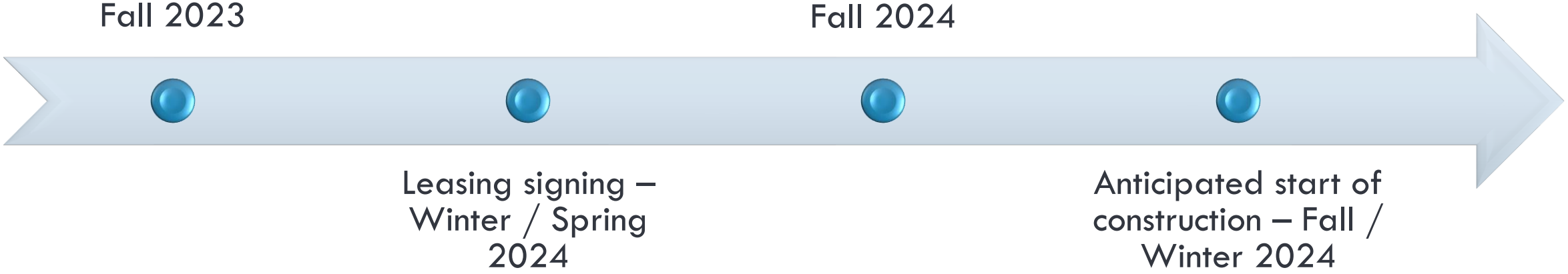
- Additional lighting in public areas
- Fully accessible sidewalks
- Traffic mitigation studies

Next Steps: Apartment Inspections

- Inspections of all apartments to begin in summer/fall.
- Access to your apartment is critical!
- Inspections provide the best information re: needed improvements & cost.

- Every effort will be made to consolidate visits & testing.
- May take photos to document conditions needing repair.
- More information to come at the next meeting.

Brief Overview of Timeline



Future Resident Meeting Topics

- Building and Unit Inspections
- Design & Scope of Work
- Social Service Introduction
- New Lease Signing
- Construction Readiness
- Hiring & Training Opportunities

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

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:

DP Dantes Partners
KALEL COMPANIES
FARiA MANAGEMENT
ETC COMPANIES
RESTORATION

Email: OHSGPACTPARTNER@GMAIL.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?