

A translation of this document is available in your management office.

La traducción de este documento está disponible en la Oficina de Administración de su residencial.

所居公房管理處備有文件譯本可供索取。

所居公房管理处备有文件译本可供索取。

Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



# HARLEM PACT

## JACKIE ROBINSON & HARLEM SCATTERED SITES

### Resident Introduction Meeting

January 10, 2023 6:00 PM – 8:00 PM

January 11, 2023 10:00 AM – 12:00 PM

Vaya Development

Ascendant Neighborhood Development

McCormack Baron Salazar

L+M Development Partners

C+C Apartment Management

131 Saint Nicholas Ave • Corsi Houses • Morris Park Senior Citizens Home  
Taft Rehabs • UPACA 5 • UPACA 6 • Jackie Robinson Houses

# 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



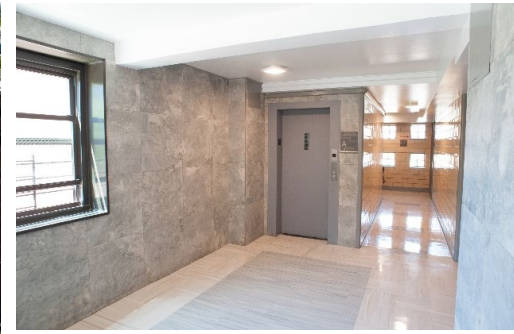
*Renovated apartment at Twin Parks West*



*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.

*\* 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.*



Betances



Ocean Bay (Bayside)

# 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.*

# Development Team



Specializing in NYC and NYCHA conversions

Community engagement expertise

Preserved over 8,000 affordable homes

Certified MWBE



East Harlem local non-profit

Specialize in the rehabilitation of affordable housing and historic preservation

Community based arts program

Strong community partnerships

MCCORMACK  
BARON  
SALAZAR

Nationally recognized and experienced Developer

Created and rehabilitated over 22,000 affordable apartments

Large team of design, property management, and social service professionals

# Project Team



Success with multi-contractor and scattered site projects

Over 10,000 in-place rehab apartments completed

NYCHA and Section 8/HQS experience

Strong Local Hiring Partnerships



Apartment Management LLC

21,000+ residences under management

Over 75% affordable

Over 25% Conversions and Project Based Section 8

Over the Past 8 years C+C has transitioned over 7,000 homes through RAD and Section 8

Curtis +  
Ginsberg  
Architects

Over 20,000 apartments completed or under construction in NYC

Leader and expert in sustainability and NYCHA design guidelines

Experience and expertise in preservation and landmarks

Certified WBE

# Guiding Principles

*The team's service-oriented approach is guided by the following intentions:*

1. Individualized approach for each development and population
2. Resident and community leadership
3. Successful service-oriented property management & transition
4. Resident engagement, services, and amenities
5. Physical Transformation
6. Investment in the success of residents, local community, and NYCHA





# Physical Improvements

\* All Renderings and photographs are for illustrative purposes only.  
Final designs will be developed in collaboration with residents \*





# Interiors



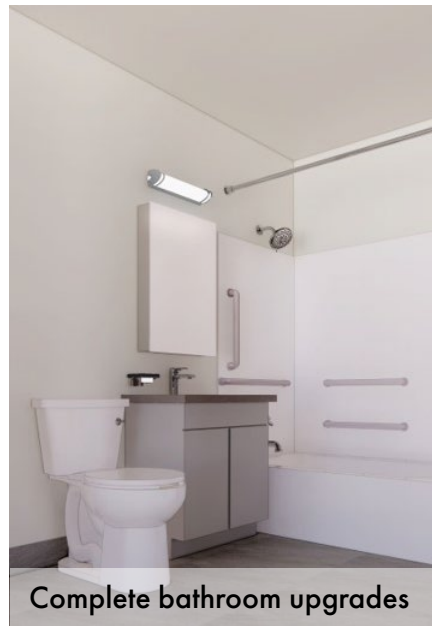
Inviting common areas



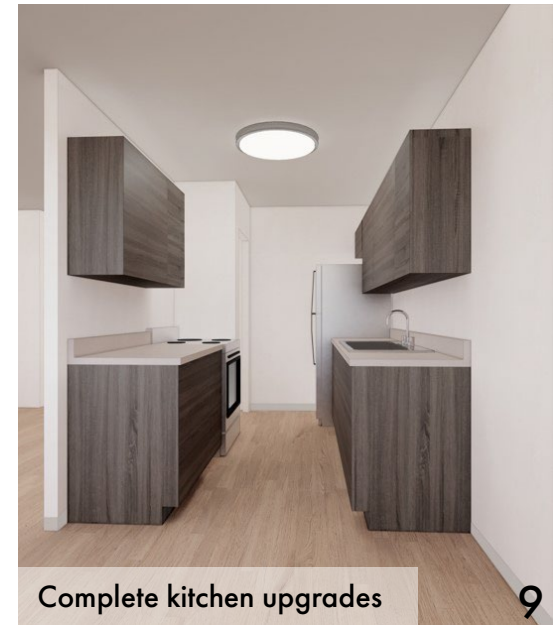
Renovated and secure lobby entrances



Reimagined hallways



Complete bathroom upgrades



Complete kitchen upgrades

# Site Improvements



Fitness equipment



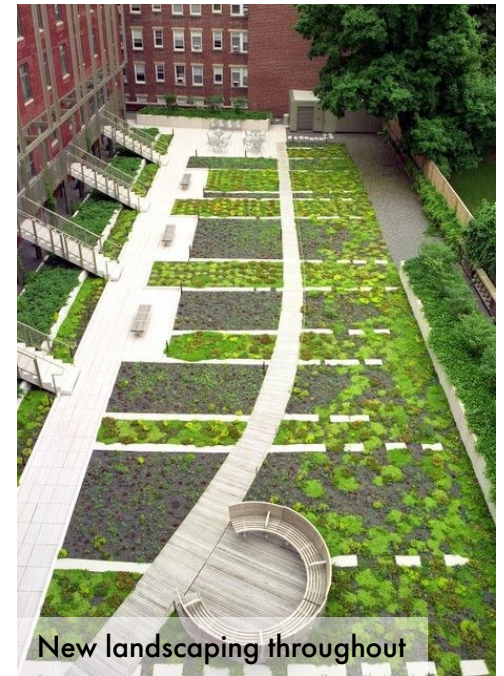
Outdoor spaces for gatherings and classes



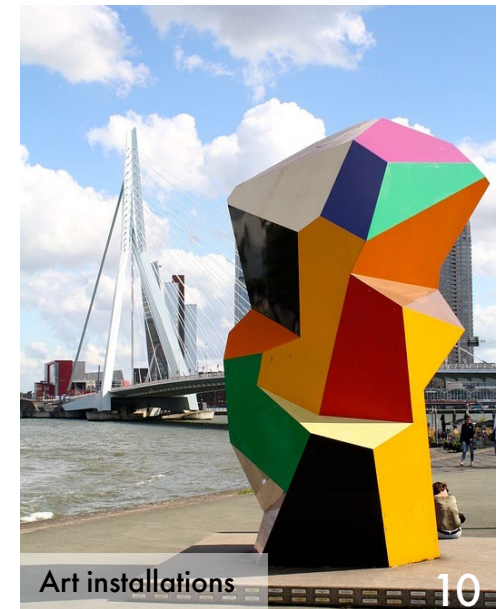
Gardening programs



New playgrounds



New landscaping throughout

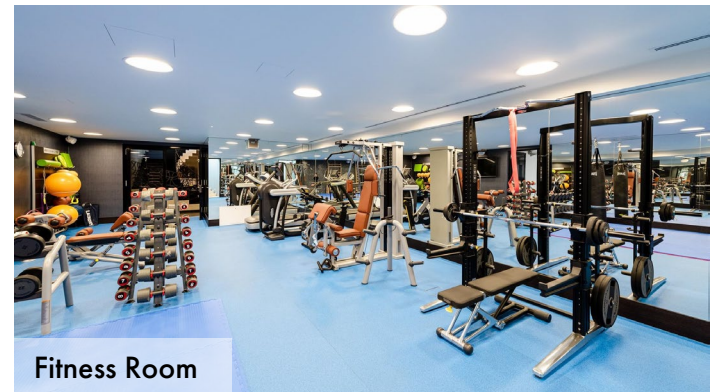


Art installations

# New Amenities

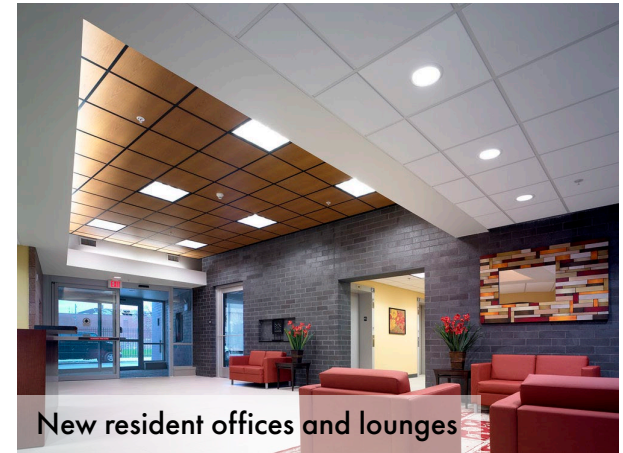
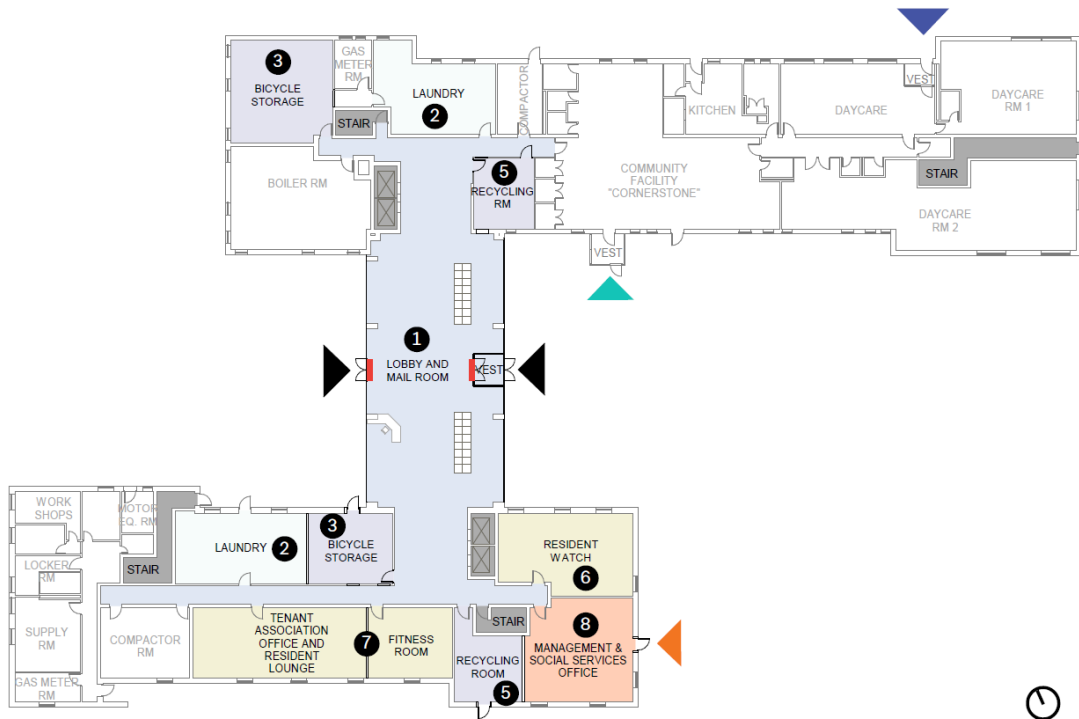
Existing space in all buildings will be repurposed to create resident amenities:

- Laundry Rooms
- Resident Association Office and Meeting Spaces
- Resident's watch office
- Resident Lounges
- Gym/fitness rooms
- Senior Specific Recreation Facilities



# New Amenities

Example: Robinson Houses First Floor



# Designing for Seniors & Accessibility

- Universal design
- Accessible spaces that are easy to navigate
- Enlarged entrances
- Easily slopes instead of or in addition to stairs
- Enhanced lighting and security
- Mobility device charging and storage areas
- Family visiting and socialization areas
- Accessible and safe places for children



Intergenerational and family spaces



Accessible fitness and outdoor spaces



Storage  
Call Free 1-800-803-1083



Assistive technology

# Security Plan

- Dedicated in-house professional security team and guards
- Customized approach for each property
- Collaboration with Resident Watch
- Key fobbed entry to all buildings
- New safety lighting in all outdoor areas, entrances, and common areas
- Fencing and key fobbed gates where appropriate



Example security upgrades to Corsi entrance, secure gating, fob entry, new lobby, & front desk security.

# Sustainability, Health, & Comfort

The proposal includes sustainability measures that modernize the building's systems with a focus on resident comfort and health.

- Electric heating and cooling units in each apartment allow residents to control the temperatures in their apartments.
- Ventilation systems maintain healthy living environments.
- Wall insulating materials and windows keep apartments warm in winter and cool in the summer.
- Protective materials keep moisture out of buildings to prevent leaks and mold.
- New lighting fixtures reduce electricity usage and increase visibility and comfort.
- Each strategy contributes to efficient operations and the reduction of the overall energy usage and carbon foot



# Safety & Covid-19 Protocols

The safety and health of residents and team members is our priority. Across all of our departments and efforts we have instituted protocols for everyone's safety.

- All team members will wear badges to identify themselves
- Security and supervisors available during inspections and construction
- Minimizing of the number of visits and engineers in an apartment
- Enhanced cleaning and disinfecting procedures
- Information available online at [www.HarlemPACT.com](http://www.HarlemPACT.com)
- Staff available via phone and email for any communication
- Hybrid and virtual meeting options with hard copy delivery of all materials





# Resident Engagement



# Resident Engagement

## *L+M Community Affairs Division*

Ensure that residents and community stakeholders are informed and empowered as partners throughout the preservation process.

Over 40 years of combined experience in government operations, advocacy, and community organizing.

Provided resident and community engagement for the RAD conversions of twelve (12) sites totaling 8000+ apartments.



# Resident Engagement

- Extensive Effort Led by Community Affairs Team
- Collaborative Partnership with Resident Association
- Engagement of all Stakeholders
- Continuous engagement and notification of residents
- Monthly meeting set at each location to give residents ample opportunity to attend and discuss building specific issues
- Various mediums for communication in multiple languages
  - Project website
  - Paper notifications
  - Virtual resident meetings
  - Robocall/Text message contact method
- Convenient and COVID-Safe meeting and engagement strategies utilizing outdoor spaces and leveraging technology

# Resident Engagement

## Engagement Areas:

- Resident decision making on design and programming
- Site visits to another C&C managed RAD property
- Understand and address resident needs and concerns
- The Section 8 and RAD conversion process
- Leasing, property management, and security
- The construction process
- Planning for necessary accommodations
- Opportunities for residents and community members (jobs, training, community investment, etc.)
- Community building projects (family day, arts, holiday activities, etc.)
- Social services and programming



Resident Association design meeting



Site visit to a C&C RAD property



Resident's and property management

# Communication & Accommodations

## Dedicated Community Affairs Team

- Working partnership with Resident's Association
- Regular ongoing meetings and updates
- Maintain and support existing resident programs:
  - Resident Patrol
  - TPA funds

## C+C full time resident services coordinator

- Provide assistance and accommodations throughout construction
- Coordination and management of social service providers and customized service programs

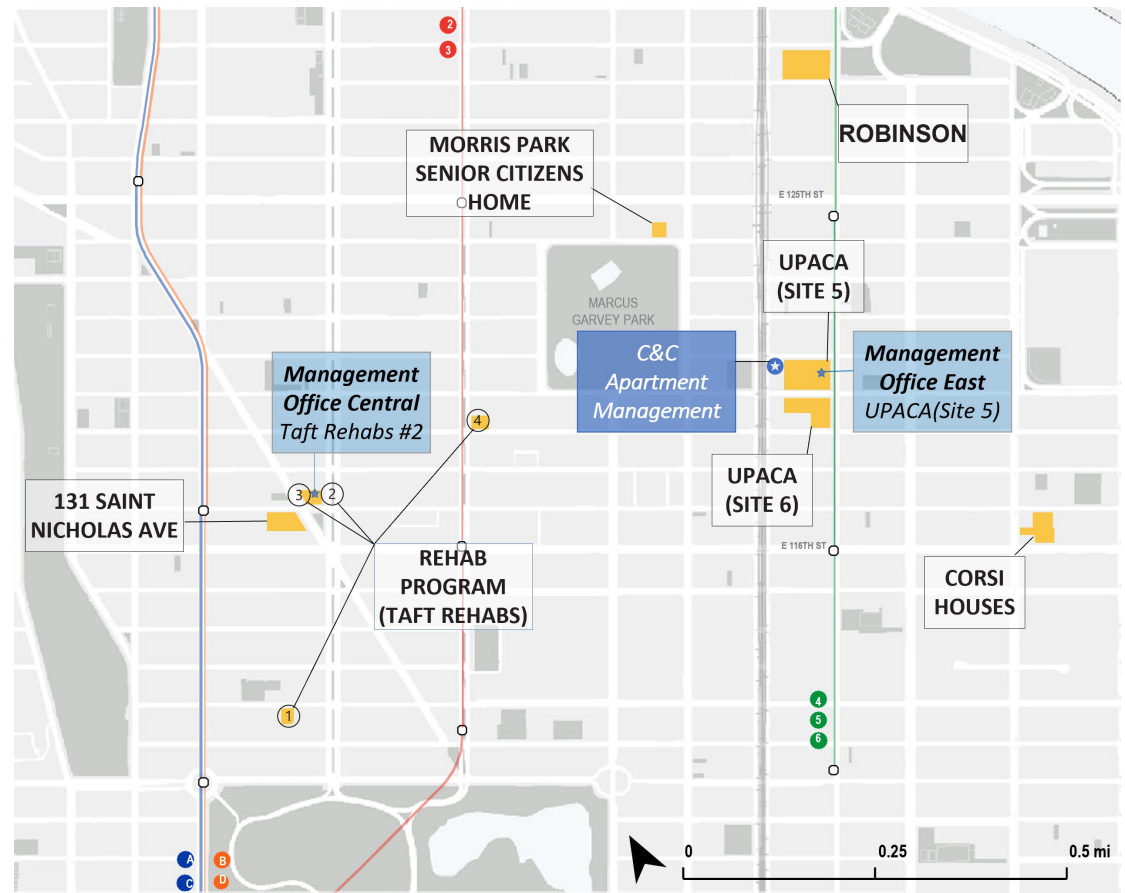
## Accommodations

- Provide resources including storage bins and packing assistance for elderly and disabled residents
- Comfortable day suite with restroom available at all times for residents during construction
- Relocation as necessary for residents with health and mobility concerns

# Management Strategy

## Service Oriented Accessible Management Approach

- Two central office locations for ease of access
- Satellite offices at each property allow staff to meet with residents
- Dedicated on-site staff including live-in Superintendent
- Support and Administrative Staff Available in multiple languages



Management Office Map



# Next Steps



# What to Expect

## *Resident Meetings and Information Sessions*

- Monthly communications will begin in January 2023
- Virtual and in-person meetings will be opportunities for any questions and discussions on topics important to residents
- During these meetings the team will present their progress and ask for ideas and feedback from residents on design and scope of work.
- Meeting schedule will be shared broadly and posted online





# What to Expect

## *Inspections*

- Design and Construction team members will be visiting each property to survey existing conditions.
- Early in 2023, apartments will be inspected by specialists for environmental hazards including lead, mold, and asbestos
- Before the conversion, all apartments will receive needed repairs to pass a required HQS inspection
- Before construction starts, professionals will visit each apartment and meet one-on-one with residents to discuss any specific issues in each apartment
- All residents will receive notifications of upcoming inspections in their apartments well before the inspection dates

# Project Timeline



# THANK YOU!

## ANY QUESTIONS?



**HARLEM  
PACT**



**Vaya**  
DEVELOPMENT

**MCCORMACK  
BARON  
SALAZAR**



**Curtis +  
Ginsberg  
Architects**



# Appendix



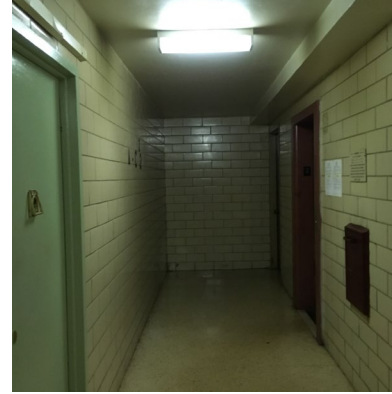
# APPENDIX – Rehab Experience

## BAYCHESTER/MURPHY - INTERIOR

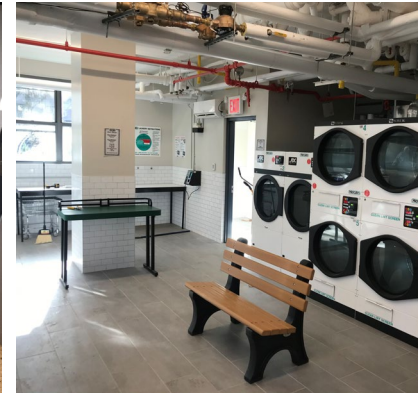
- New Kitchens
- New Bathrooms
- LED Lighting

- Upgraded Hallways
- Improved Common Area Amenities
- Upgraded Mechanical System

BEFORE



AFTER



# APPENDIX – Rehab Experience

## Murphy - Exterior

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## APPENDIX – Rehab Experience

### Murphy – Exterior Playground and Seating Area

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## APPENDIX – Rehab Experience

### Murphy – Exterior Playground

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# APPENDIX – Rehab Experience

## Murphy - Exterior

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## APPENDIX – Rehab Experience

### Baychester – Exterior Gathering Area

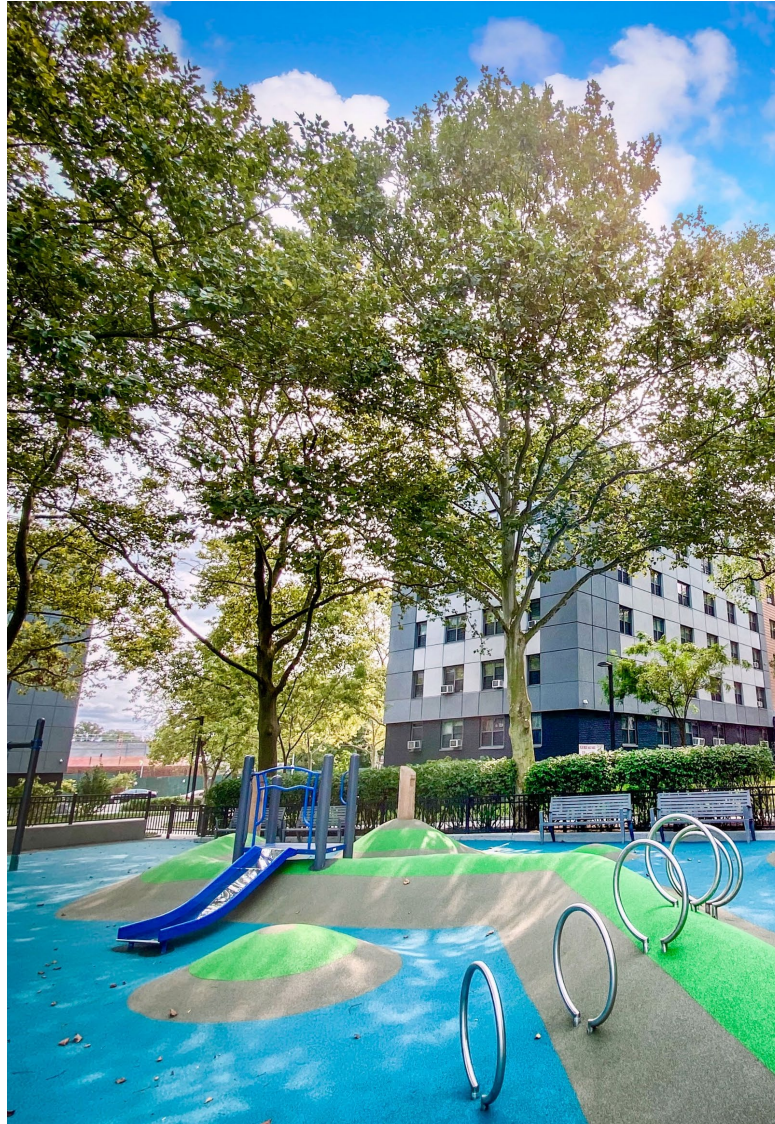
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## APPENDIX – Rehab Experience

### Baychester – Exterior Playground

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# APPENDIX – Rehab Experience

## Baychester - Exterior

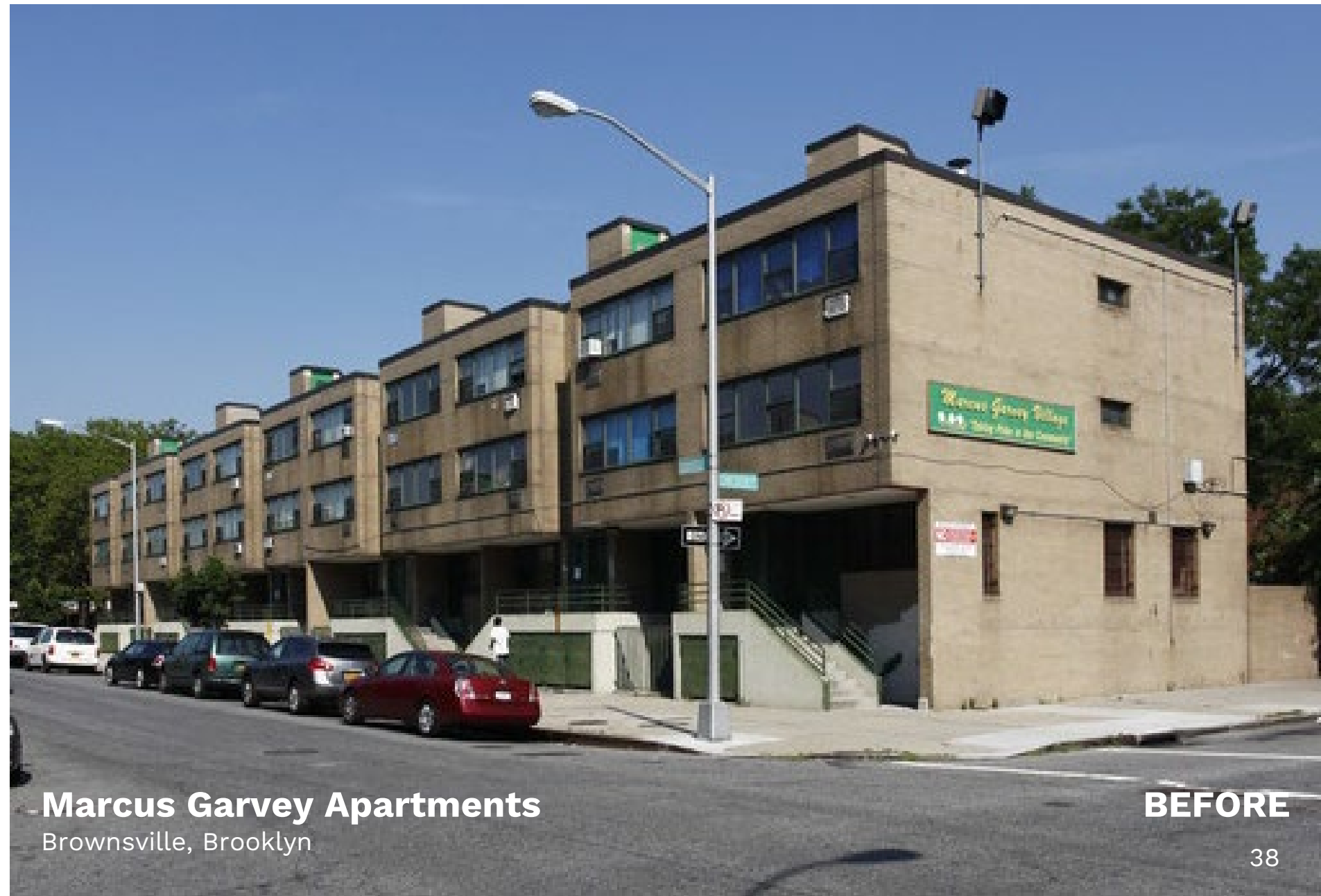
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# APPENDIX – Rehab Experience

## Baychester - Exterior





**Marcus Garvey Apartments**  
Brownsville, Brooklyn

**BEFORE**



**Marcus Garvey Apartments**  
Brownsville, Brooklyn

**AFTER**

## APPENDIX – Rehab Experience



**Marcus Garvey Apartments**  
Brownsville, Brooklyn

**BEFORE**



## APPENDIX – Rehab Experience



















**Marcus Garvey Apartments**  
Brownsville, Brooklyn

**AFTER**

# Site Improvements Example

## 131 St. Nicholas – Safety and Recreation

### Legend

-  Adult Fitness Area
  -  Children's Play Area
  -  Spray Shower Area
  -  Shrubs/Low Planting
  -  Lawns/Grass/Seasonal Planting
  -  Textured Pavers
  -  Benches/Seat Walls
  -  Game/Picnic Tables
  -  Raised Planters/Resident Gardens
  -  ADA Parking Spot
  -  Updated Parking
  -  CitiBikes Station
  -  Existing Trees
  -  Residential Entries
  -  Daycare Entry
  -  Access-controlled Site Entries
- 1** Enlarged Entry Plaza Stair and Ramp
  - 2** Seating Area
  - 3** Senior Seating/Game Tables
  - 4** Children's Playground & Splash Play
  - 5** Daycare Playground
  - 6** Adult Fitness area with Drinking Fountain
  - 7** Resident Gardening Area
  - 8** Art Installation
  - 9** Waste collection area



# Site Improvements Example

## Corsi Houses – Seniors and Security



### Legend

- Adult Fitness Area
- Children's Play Area
- Shrubs/Low Planting
- Lawns/Grass/Seasonal Planting
- Textured Paviers
- Benches/Seat Walls
- Game/Picnic Tables
- Raised Planters/Resident Gardens
- ADA Parking Spot
- Updated Parking
- CitiBikes Station
- Existing Trees
- Residential Entries
- Community Facility Entry
- Access-controlled Site Entries
- Walking Loop
- Fence
- 1 Resident Gardening Area
- 2 Seating Area
- 3 Plaza
- 4 Children's Playground
- 5 Adult Fitness Area
- 6 Community Facility Patio
- 7 Updated Entry Ramp and Stair
- 8 Gazebo
- 9 Walking Path - 14 loops = 1 mile
- 10 Secured Resident Patio
- 11 Waste collection area

