



HARLEM PACT

JACKIE ROBINSON & HARLEM
SCATTERED SITES

Resident Meeting #2: In-Unit Inspections & Resident Survey

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

AGENDA

- ❖ ***PACT Overview – NYCHA***
- ❖ ***Meeting #1 Recap***
- ❖ ***Inspections and Repairs***
- ❖ ***Safety and COVID-19 Protocols***
- ❖ ***Resident Survey / Needs Assessment and Social Services Plan***
- ❖ ***Next Steps***
- ❖ ***Q&A***



PACT Overview



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



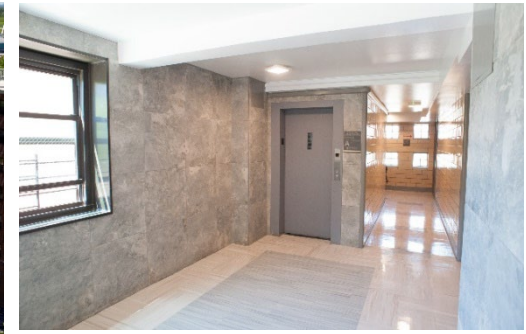
Renovated apartment at Twin Parks West



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.*



Meeting #1 Recap



Meeting #1 Recap

Development Team Introductions:

- ❖ The Harlem PACT Partners is comprised of a group of co-developers, a general contractor and property management team.
- ❖ The co-developers are Vaya Development, Ascendant Neighborhood Development and McCormack Baron Salazar.
- ❖ The general contractor will be L+M Builders and the property management team will be C+C Apartment Management.

PACT Program and Conversion:

- ❖ PACT via Section 8 provides funding for site wide renovations at Harlem PACT properties.
- ❖ It also brings in a new management company. The PACT program ensures permanent affordability and maintains resident rights.
- ❖ There will also be a social services provider on-site to provide tailored services for all residents.

Meeting #1 Recap

How will construction be phased?

- ❖ Security cameras Installation
- ❖ Building envelope (masonry upgrades, roof replacement and new windows)
- ❖ Kitchen and Bathroom upgrades which includes painting and new flooring.
- ❖ Site improvements (new landscaping, playground/fitness equipment, public art and outdoor space for gatherings)

Who pays utilities?

- ❖ Under PACT, residents will continue to pay utilities the same way they do today.

What is the security plan?

- ❖ Dedicated in-house professional security team and guard
- ❖ 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

Project Timeline





Inspections & Repairs



Inspections and Repairs

- ❖ The PACT program will bring comprehensive repairs to your homes. To better understand the unique repair needs in each of your homes, we must conduct several inspections.
- ❖ As part of the renovations, all hazardous materials will be addressed in your apartment including lead, asbestos, and mold. These inspections are necessary to assess the work needed in your apartment.

Inspections and Repairs

There are at least **THREE** separate in-unit inspections that will be conducted

Inspection #1 - Lead Testing, Asbestos Testing, Mold Inspections, Pre-Construction, & Accessibility Surveys

Expected Timing: March - August

- ❖ Non-invasive XRF Testing
- ❖ Process may include collection of samples.
- ❖ Confirm conditions of apartments

Inspection #2 - HQS Repairs for Section 8

Expected Timing: Fall – Winter 2023

- ❖ Inspection & repair work pertain to life safety and quality housing items
- ❖ Specifics to be covered in a meeting closer to the start of inspections

Inspection #3 - HQS Inspections

Expected Timing: Following completion of #2, Winter 2023-2024

- ❖ Inspectors must ensure all units meet Housing Quality Standards prior to closing and transition to Section 8

Inspections and Repairs

Inspection #1 – Lead Testing, Asbestos Testing, Mold Inspections, Pre-Construction, & Accessibility Surveys

- ❖ These inspections are crucial to inform the construction Scope of Work.
- ❖ Lead Testing in every unit is required in order to comply with NYC Local Law 1 of 2004, as lead-based paint can pose health and safety risks for residents, especially children.
- ❖ Asbestos Testing will be completed only if suspected Asbestos Containing Materials (ACM) are found within units in the development i.e. vinyl tile. Representative samples will be collected from a limited number of units when materials are found to be consistent throughout the property.
- ❖ Mold Visual Inspections will be conducted and compared against NYCHA's mold and leak data.

Inspections and Repairs

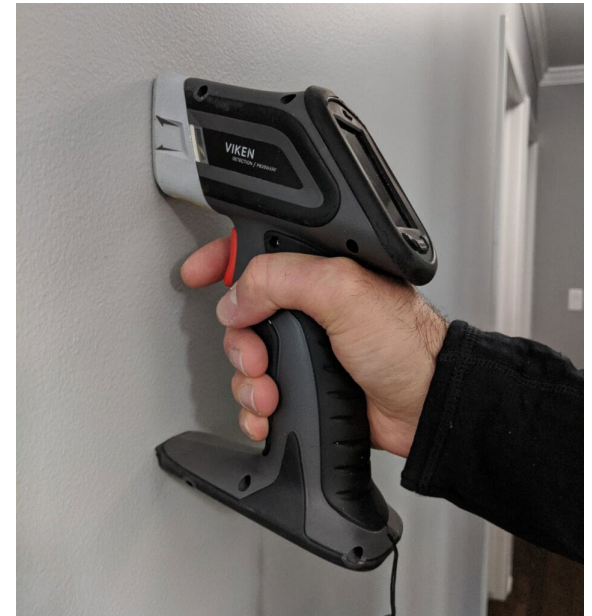
Inspection #1 – Lead Testing, Asbestos Testing, Mold Inspections, Pre-Construction, & Accessibility Surveys

- ❖ Radon Testing will be conducted only at ground floor units. This involves a non-obstructive, non-hazardous canister that is placed in-units and collected after a 2-day period.
- ❖ Pre-Construction Surveying will be conducted by the general contractor and will include surveying of kitchen cabinets, countertops, bathrooms, windows, and general conditions.
- ❖ Accessibility Surveying will need to be completed in a limited number of existing Uniform Federal Accessibility Standards (UFAS) units in two selected high-rises.

What to Expect

Duration of Testing & Surveying

- ❖ Lead Testing: approx. 30 minutes-1 hour.
- ❖ Asbestos Survey: approx. 20 minutes.
- ❖ Mold Visual Inspections: approx. 15 minutes.
- ❖ Radon Testing: ground floor units only, 2-day period. Inspectors will leave a device in your apartment and return the next day to retrieve it.
- ❖ Pre-Construction Surveying: approx. 30 minutes.
- ❖ Accessibility Surveying: limited to a handful of existing UFAS units, approx. 1 hour.



Example of lead XRF instrument.

What to Expect

Preparing for Inspections

- ❖ Write down the pre-scheduled inspection time and ensure all household members are aware of the time and date.
- ❖ Someone over the age of 18+ must be at home in order for us to enter the apartment.
- ❖ Please make sure all household members present are prepared with face masks to protect against the risk of Covid-19. All inspectors/surveyors will be required to comply with the Covid-19 Safety Plan.
- ❖ Please ensure any loose pets are held back and kept clear from inspection activities.
- ❖ Tidy-up loose clutter, if any, as best as possible to ensure there are clear walking paths for inspectors.
- ❖ Countertops should also be free of debris to facilitate measuring.
- ❖ Walls and windows should be accessible to facilitate measuring and lead XRF testing.

What to Expect

Scheduling

Apartments will be scheduled in one-day blocks from 8am-4pm to ensure all necessary in-unit surveying is completed with minimal disruption to residents. Please be aware we will contact you a week in advance to schedule inspections during the coming months, via written notice.

In-Unit Inspections (Lead, Asbestos, Mold, Radon, Pre-Construction, & Accessibility)

March 2023 – August 2023

HQS Repair and Inspections

October 2023 – April 2024

What to Expect

Identifying the PACT Partner Inspection Team

Residents will be able to identify all the members of the Jackie Robinson and Harlem Scattered Sites PACT Partners by their badges.

For any questions throughout the process please visit our website or contact us via email or phone.

www.HarlemPACT.com

contact@HarlemPACT.com

(646) 527-7200





Safety & Covid 19 Protocols



Safety & Covid-19 Protocols

The safety and health of residents and team members is our priority. Across all 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
- ❖ Staff available via phone and email for any communication
- ❖ Hybrid and virtual meeting options with hard copy delivery of all materials

Safety & Covid-19 Protocols

- ❖ Keeping residents safe during in-apartment work is our priority.
- ❖ We will continue to wear face masks, gloves, booties, and identifying badges when we are in your homes.





Resident Survey and Social Service Plan



Resident Survey and Social Services Plan

- ❖ In addition to physical repairs, PACT will bring dedicated, enhanced social services and resources to your development.
- ❖ To better understand your needs, we want to hear from you about what services, programming, and resources work well and what may be missing that we can provide for your community

Resident Survey and Social Services Plan

- ❖ Community Engagement Team will design and roll out a site-wide Resident Survey to evaluate residents' social and health needs, and gaps in services, resources and programming.
- ❖ The Resident Survey will be structured as a short survey and will be available to residents in multiple languages and medias.
- ❖ At the completion of the Resident Survey, the Social Service Provider will draft a Social Service Plan that outlines programming types and social service goals.
- ❖ Please be a part of the transformation and tell your neighbors to complete the survey.



Next Steps



Next Steps

- ❖ **Resident Survey:** April – June
- ❖ **Ongoing Inspections:**
Throughout 2023
- ❖ **Scope of Interior Work
Presentation:** Late Spring 2023
- ❖ **Landscape Architecture Design
Charrette:** Early Summer 2023
- ❖ **Introduction of Mock Units**



THANK YOU!

ANY QUESTIONS?



MCCORMACK
BARON
SALAZAR



Curtis +
Ginsberg
Architects