



HARLEM PACT

131 SAINT NICHOLAS
&
TAFT REHABS

居民会议#4：
租约签署

09/26/2023

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

议程

- ❖ PACT概述 – NYCHA
- ❖ 春夏会议回顾
- ❖ 租约签署
- ❖ 后续步骤
- ❖ 问答



项目概述



什么是 PACT?

- NYCHA 预计需要 780亿美元资金对其辖下所有住宅楼进行全面翻修和翻新工程，但是联邦政府只提供了这些改善工程所需资金的一小部份。
- 通过PACT计划，您的住宅区将参加租金补助示范计划 (RAD) 并转换至更稳定的，由联邦资助的住宅区专属第8章房屋租金补助计划。
- 转换工作让NYCHA筹集资金完成您所居住宅区的全面翻修工程，同时确保您所居房屋租金维持永久平价性及居民享有与公共房屋计划赋予的同等基本权利。

PACT 投资和改善项目



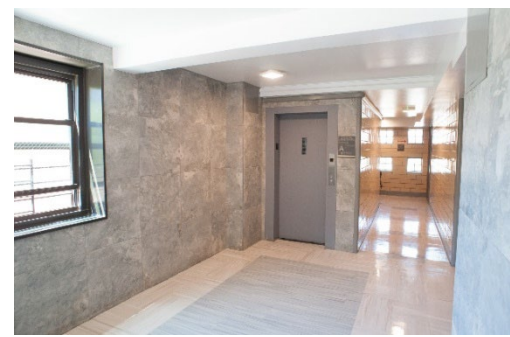
在Twin Parks West 的翻新公寓



在Baychester 的场地改进



在Ocean Bay (Bayside) 的屋顶和太阳能电池板系统维修



在Ocean Bay (Bayside) 的翻新建筑入口

PACT 计划如何运作

PACT计划依赖私营和非牟利发展合作伙伴的合作关系，并参考居民意见选出合适的合作伙伴。

全面翻修

发展合作伙伴带来专业的设计和建筑团队。他们解决住宅区所有的建筑实体需要。

专业的管理公司

物业管理公司负责住宅楼和住宅区的日常运营和维护工作。

完善的服务

与社会服务机构合作，采纳居民所提的意见和建议，改善住宅区内的社会服务质量和规划。

公共监管： NYCHA和居民

您所居住住宅区将保持公共监管权。转换工作完成后，NYCHA将继续拥有楼宇和土地，管理第8章房屋租金补助计划及其轮候册并监督住宅区营运状况如有需要NYCHA将协助解决居民和新管理团队之间可能出现的任何问题。

* PACT 使用租金援助示范计划(RAD)，旨在确保随着开发项目过渡到第8条规定的计划，使房屋成为永久经济适用房，并确保居民享有与公共住房计划相同的基本权利。



Betances



Ocean Bay (Bayside)

PACT居民保护

- 您所支付的租金将**不会超过家庭收入的百分之30。***
- 您将有权组织的权利。
- 居民协会将继续获得资助。
- 您将有续租的权利。
- 住宅区完成转换后，您的申请将无再接受审查。
- 您可在租赁合约中增**加家庭成员。**
- 您将继续拥有租赁继承权。
- 您将可提出申诉听证。
- 您将有机会申请由PACT提供的工作。

*根据HUD 规定，例外情况适用于支付固定租金，现持租客专属第8章租金补助券的住户，或混合型家庭。



春夏会议回顾



春夏回顾

哈莱姆PACT团队协调了餐桌会议，让居民投票选出喜欢的厨柜颜色。以下是131 Saint Nicholas Avenue的结果。

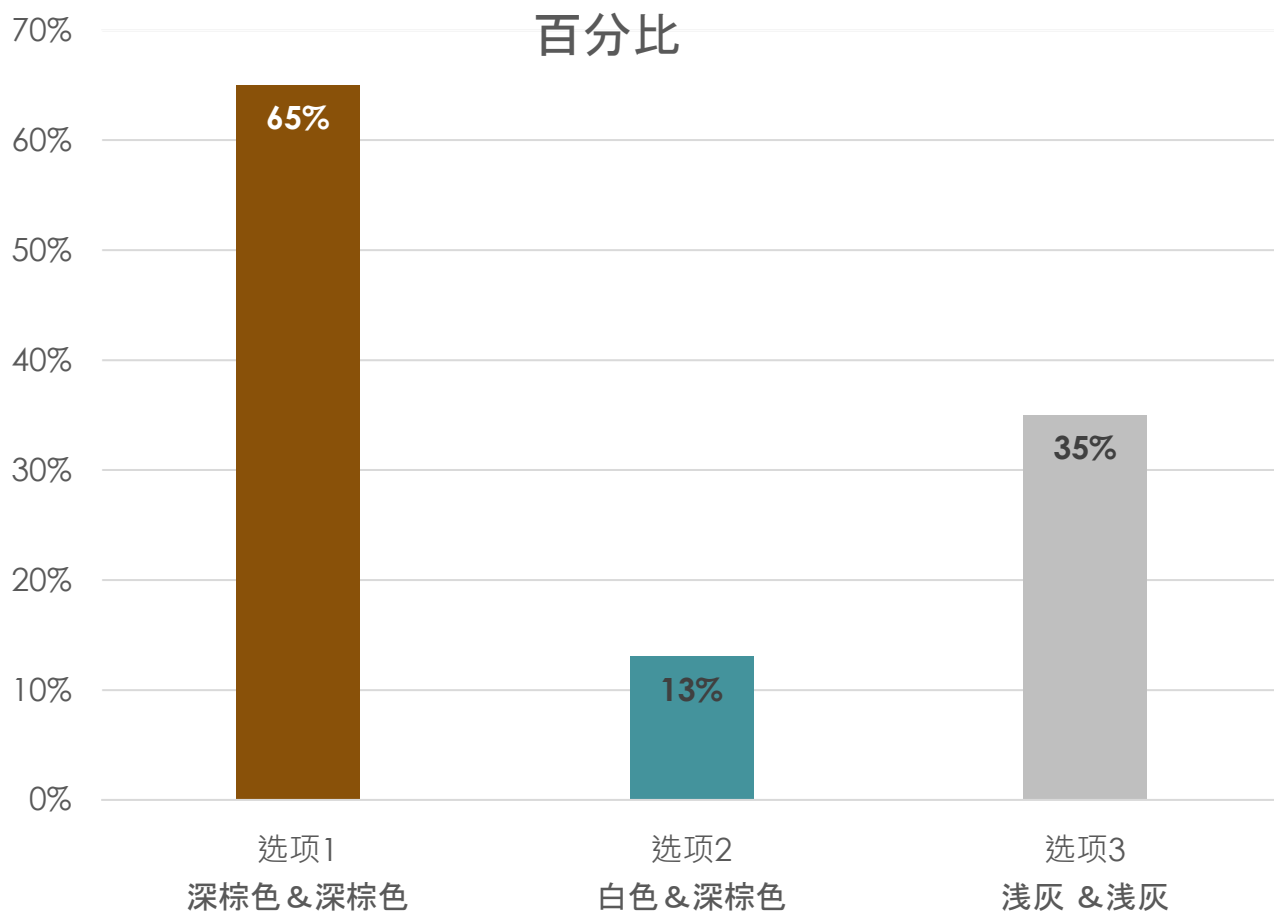
OPTION 1



OPTION 2



OPTION 3



春夏回顾

哈莱姆PACT团队协调了餐桌会议，让居民投票选出喜欢的橱柜颜色。以下是for TAFT Rehab-95 West 119th Street的结果。

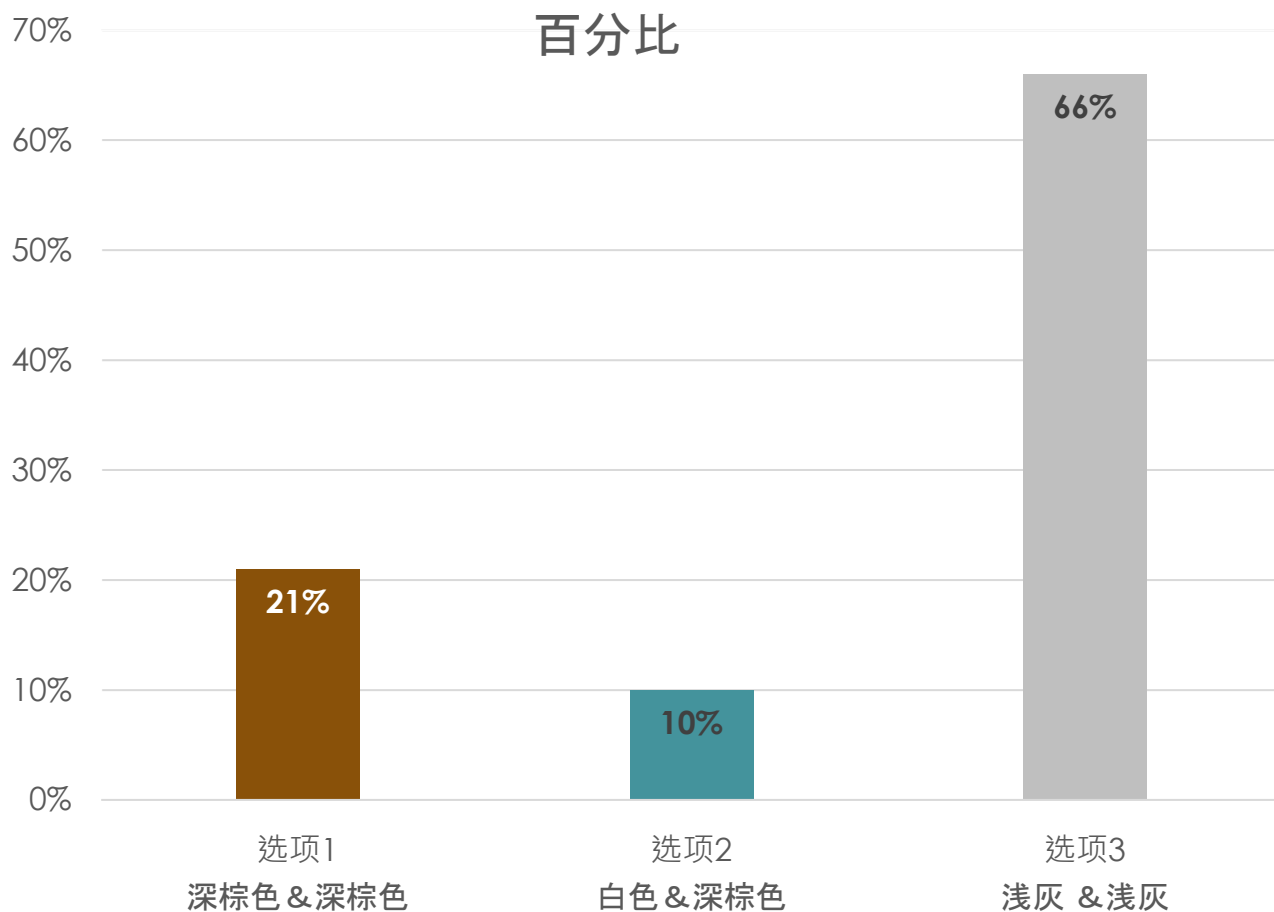
OPTION 1



OPTION 2



OPTION 3



春夏回顾

哈莱姆PACT团队协调了餐桌会议，让居民投票选出喜欢的橱柜颜色。以下是TAFI Rehab-203 West 117th Street的结果。

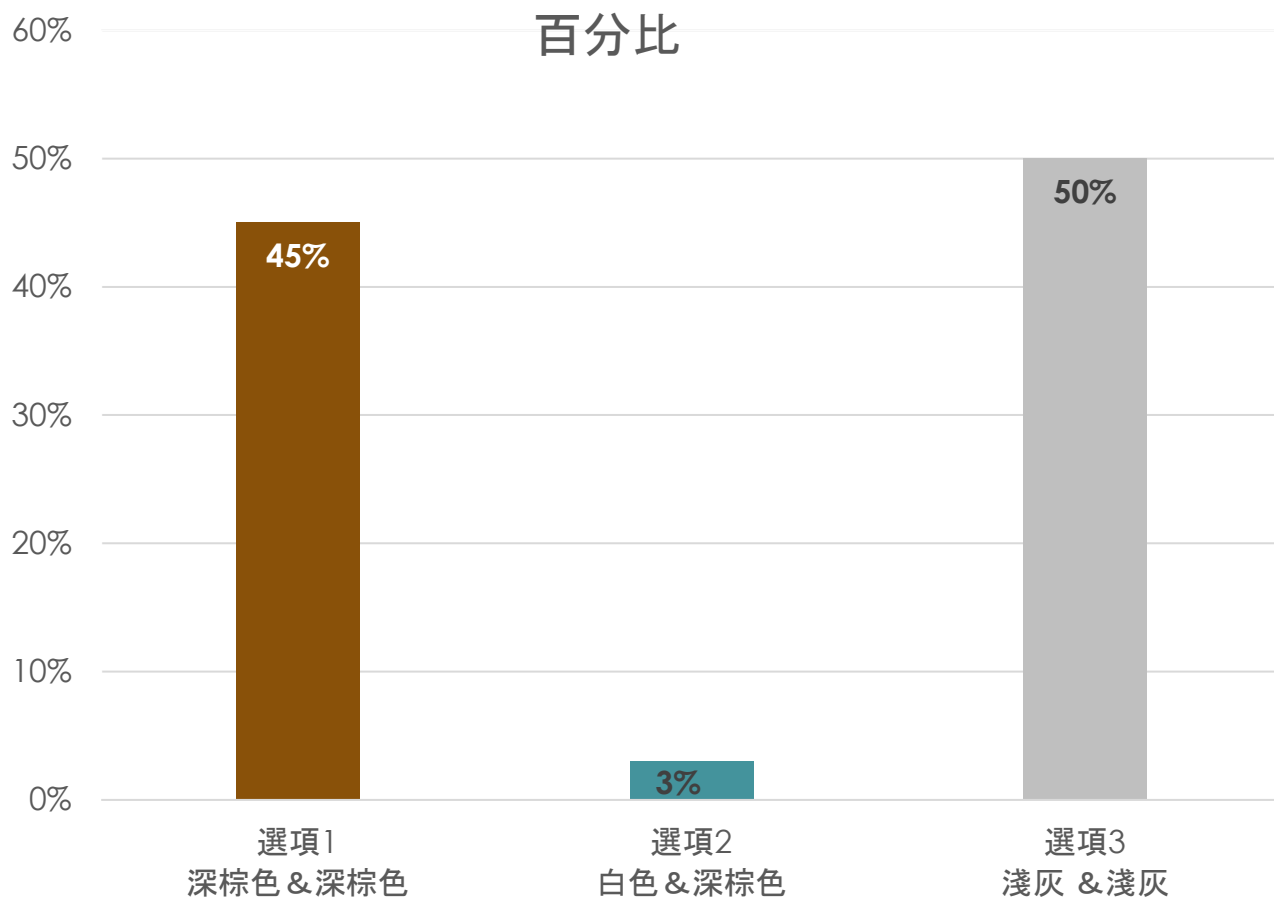
OPTION 1



OPTION 2



OPTION 3



春夏回顾

哈莱姆PACT团队协调了餐桌会议，让居民投票选出喜欢的厨柜颜色。以下是TAFI Rehab-201 West 117th Street的结果。

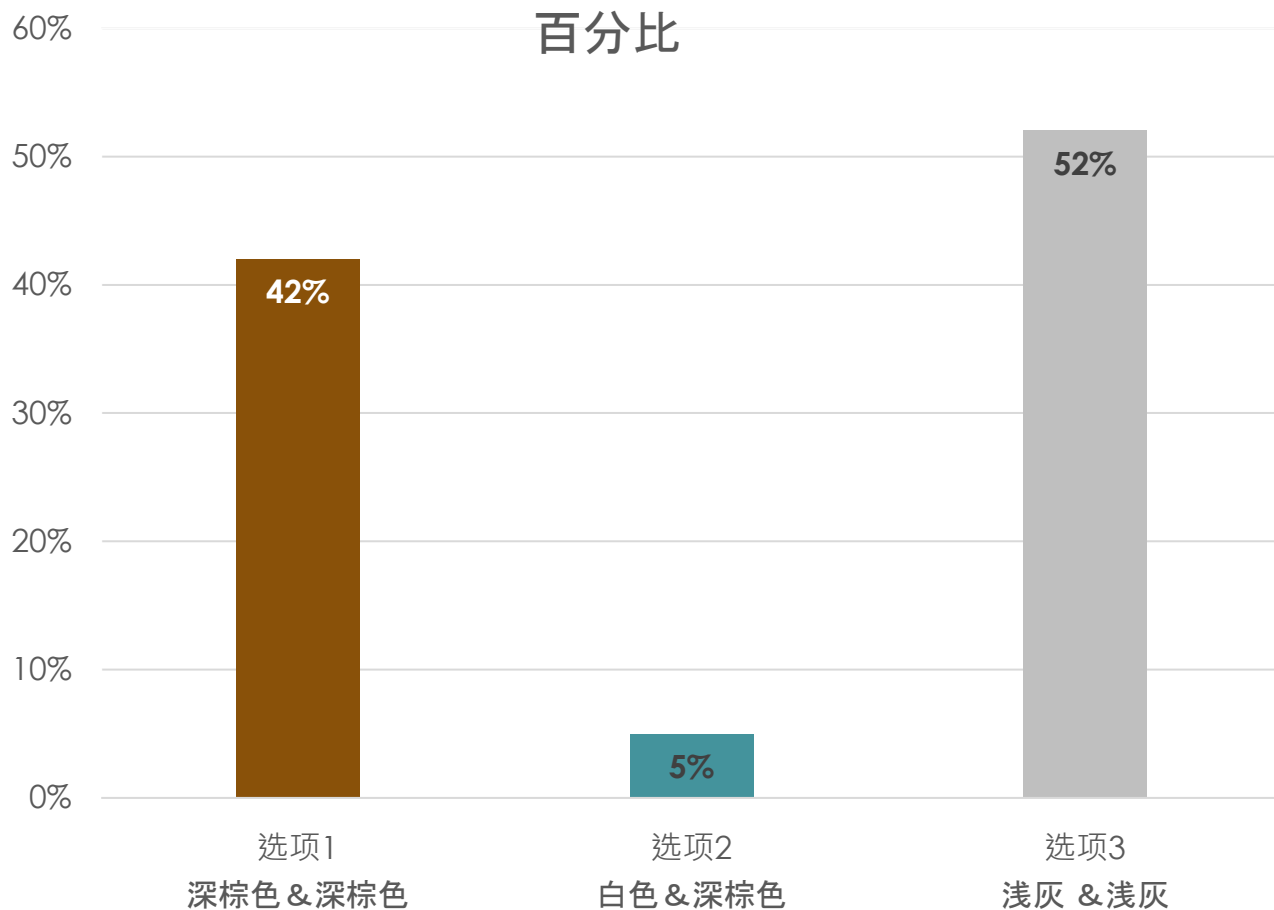
OPTION 1



OPTION 2



OPTION 3



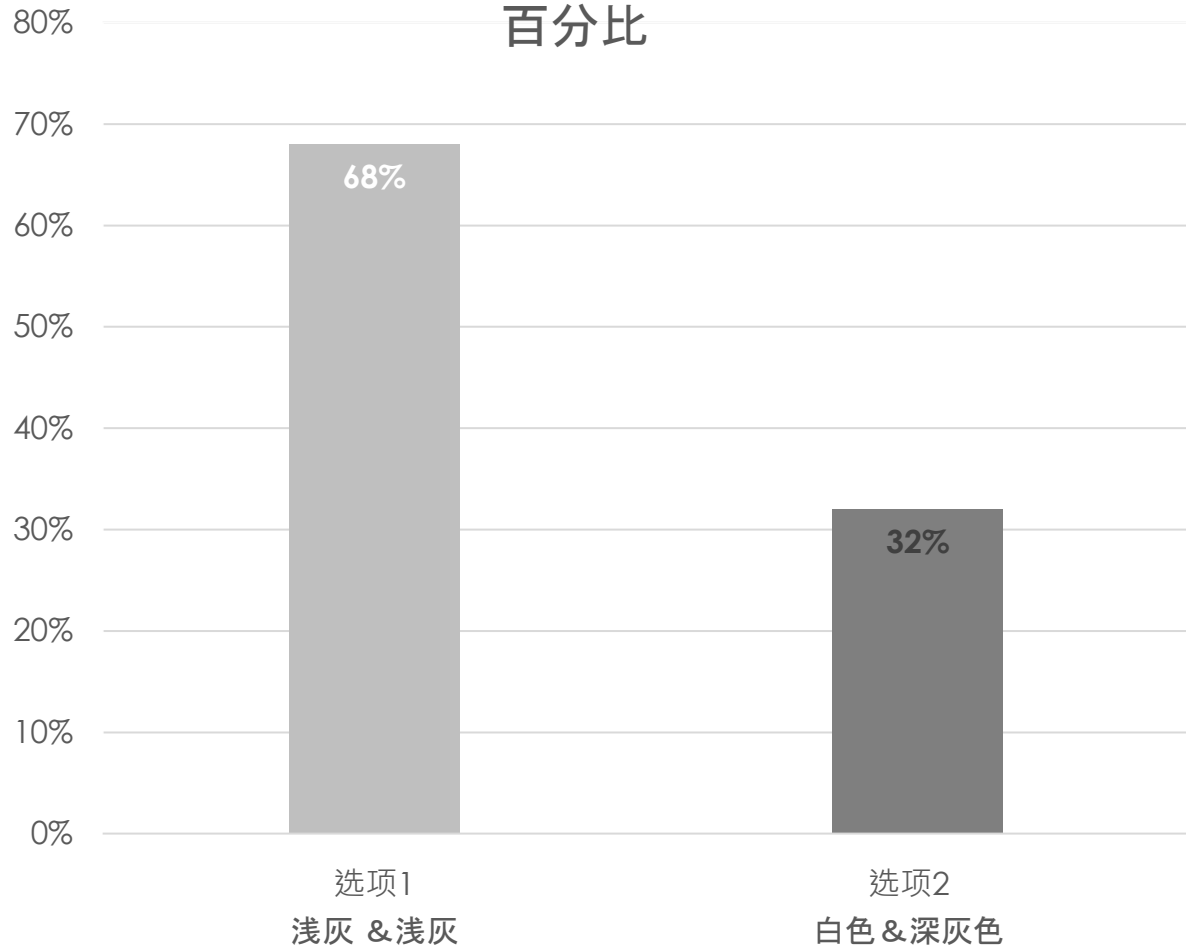
春夏回顾

哈莱姆PACT团队协调了餐桌会议，让居民投票选出喜欢的厨柜颜色。以下是TAFI Rehab-218 West 112th Street的结果。

☑ OPTION 1



☑ OPTION 2



春夏回顾

感谢您参与项目调查

您的意见正在为当前正在进行的景观规划提供信息

常见反馈

- 居民目前使用室外空间感到不安全;43%的受访者受访者根本不花时间在外面
- 非居民占据了圣尼古拉斯大道附近座位墙后面的空间作为聚会/吸烟区
- 大鼠问题
- 人行道和挡土墙后面的区域特别黑暗; 杂草丛生的树木和灌木也挡住了杆灯，降低了能见度
- 许多居民使用助行器/轮椅，最好有更平缓的坡道和平台
- 79%的受访者表示“夜间照明太暗/不足”，并且整个网站都有许多黑点和角落

期望的改进/新计划

- 提高网站安全性和可见性
- 重新考虑周边围栏和挡土墙，以提供更安全和更方便的空间 更好的废物管理需要更多的照明;消除任何黑暗角落
- 64%的受访者表示“种植需要更换/更新”，所有种植都需要修剪和维护更好的网站可访问性
- 64%的受访者表示“游乐场设备应该更新”



租约签署



租约签署简介

- ❖ 在签署租约之前，居民将收到一份PACT租约样本的副本。
- ❖ 居民将有机会联系租约签署小组或法律援助协会，对租约有任何疑问或疑虑。
- ❖ 租约签署将在您各自的建筑物举行，每个家庭都将有一个专门的约会。
- ❖ 预约通知以及所需文件清单将在您签署租约之前邮寄（记录租户和共同承租人需要政府签发的带照片的身份证件）。
- ❖ 如果您需要特殊住宿来签署租约，例如家访，请在收到预约后联系租约签署团队。
- ❖ 如果居民无法亲自见面，租约签署团队可以安排电子签名。

租约签署简介

- ❖ 每个家庭都必须签署新的租约。这是哈莱姆PACT转换的关键部分。
- ❖ 哈莱姆PACT居民将从第9节（公共住房）过渡到第8节基于项目的代金券。
居民将支付调整后家庭总收入的30%用于租金。
- ❖ 什么是租赁？
 - 租约是房东和居民之间在特定期限内具有约束力的合同。
 - 租赁协议概述了房东和居民的责任。
 - 租赁协议概述了居民权利。

PACT 租约第 1 页：租约生效日期和家庭信息

- ❖ PACT 租约的第 1 页将预先填写 NYCHA 为您的家庭存档的信息，包括您的第 8 节案件编号。
- ❖ 在您的租约签署预约期间，请确保此页面上的所有信息正确无误。
- ❖ 您的 PACT 租约的生效日期将是 PACT 转换的日期，预计将于 2024 年发生。

Approved PACT Lease
(as of 2/16/2021)

**RESIDENTIAL APARTMENT LEASE – [DEVELOPMENT]
PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) LEASE**

Owner and Tenant make this apartment lease agreement ("Lease") as follows:

Owner's Name: _____

Owner's address for Notices: _____

Managing Agent's Name: _____

Managing Agent's Address: _____

Development: _____

Address of "Leased Premises" (including Apt No.): _____

Tenant's Name (person/people signing lease): _____

Section 8 Case Number: _____

Effective Date of Lease: _____ 20__ or the date of the PBV HAP Contract (as defined below) for the Development, whichever is later.

1 of 12

DO NOT SIGN

租约样本

PACT 租赁第 2 页：第 8 节和居民租金部分

PACT租约的第2页包括有关第8节和您的月租金的信息。

- ❖ 目前的131 Saint Nicholas and TAFT Rehabs居民通过PACT计划自动有资格获得第8节。
- ❖ 此页面将预先填写您的租金金额，该金额由NYCHA的租赁住房办公室确定。您的租金将是调整后家庭总收入的30%。
- ❖ 目前支付固定租金的居民的租金将在五年的逐步实施期内增加到调整后家庭总收入的30%。

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(as of 2/16/2021)

1. **HEADINGS:** Paragraph headings are only for ready reference to the terms of this Lease. In the event of a conflict between the text and a heading, the text controls.

2. **MONTHLY RENT TO THE OWNER:**

The monthly "Contract Rent" to the Owner is determined by the New York City Housing Authority ("NYCHA") in accordance with the U.S. Department of Housing and Urban Development ("HUD") requirements for a tenancy under the Section 8 Voucher program.

One of the three options below will be checked by the Owner prior to Tenant signing the Lease.

A. Unit on Section 8 Project-Based Housing Assistance Payment ("HAP") Contract. See Subparagraph 2.a.

B. Unit not on Section 8 Project-Based HAP Contract because a rent election has been made. See Subparagraph 2.b.

C. Unit not on Section 8 Project-Based HAP Contract but Tenant is Section 8 Tenant-Based participant. See *PACT Residential Lease Rider (Tenant-Based Section 8 Participant)*.

a. **ONLY IF 2(A) IS CHECKED: Unit on Project-Based HAP Contract.** Each month the Owner and/or Managing Agent will credit housing assistance payment received from NYCHA, if any, (the "monthly housing assistance payment") against the monthly Contract Rent. The amount of the monthly housing assistance payment will be determined by NYCHA in accordance with HUD requirements for a tenancy under the Section 8 Project-Based Voucher ("PBV") program and NYCHA's implementation of the Rental Assistance Demonstration ("RAD") program as implemented by Notice H 2018-07 PII 2018-23 (September 5, 2018), as it may be amended from time to time (the "RAD Notice").

The remaining portion of the Contract Rent is the Tenant's portion of the rent. You as Tenant are responsible for paying to the Owner this "Tenant's portion of the rent" which is an amount that is equal to thirty (30%) percent of your adjusted gross income as determined by NYCHA, exclusive of any allowance for tenant-paid utilities, if applicable as further set forth in accordance with HUD PBV requirements. If you were a NYCHA public housing

tenant residing at the Development, and if, at the initial conversion of the Development to project-based Section 8, your portion of the rent as calculated, represents an increase over what you paid for rent as a public housing resident because you were paying less than thirty (30%) percent of your adjusted gross income, and such increase is by more than the greater of ten (10%) percent or twenty-five (\$25.00) dollars, as determined by NYCHA, such increase will be phased-in over a 5-year period. Such phased-in increase will be calculated by NYCHA in accordance with the requirements set forth in the RAD Notice.

The Contract Rent is the sum of the monthly housing assistance payment plus Tenant's portion of the rent. The Tenant's portion of the rent is due and payable the first day of each month or at such other day each month as the Owner and/or Managing Agent may decide at the address above or at a location designated by Owner and/or Managing Agent in writing. Notice from Owner to Tenant that rent is due is not required. The rent must be paid in full without deductions. The Tenant shall tender his/her/his portion of the rent by check or money order or as otherwise accepted by the Owner and/or Managing Agent.

TENANT'S PORTION OF THE RENT: The initial Tenant's portion of the rent shall be \$ _____.

MONTHLY HOUSING ASSISTANCE PAYMENT: The initial monthly housing assistance payment shall be \$ _____.

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$ _____.

b. **ONLY IF 2(B) IS CHECKED: Unit not on Project-Based HAP Contract.**

(i) **At Initial Conversion:** If at initial conversion, your Tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to 30), and you received the "Rent Election Form" attached to this Lease as a Rider and elected to pay the Contract Rent Amount as shown in the Rent Election Form and listed below which Contract Rent Amount is lower than thirty (30%) percent of your adjusted gross income, then your unit will not be on the Project-Based HAP Contract; or

PACT租赁第3页：家庭信息

PACT租约的第3页列出了您的每个家庭成员及其与户主的关系。

- ❖ 如果您向NYCHA提交了添加或删除家庭成员的请求，请在您的租约签署预约中携带此文件的副本。
- ❖ NYCHA的租赁住房部门将负责在PACT转换后处理这些请求，但我们可以帮助您跟进。

Approved PACT Lease
(as of 2/16/2021)

(g) After Initial Conversion. If you became a Tenant after the initial conversion and the Leased Premises was terminated from the Project-Based HAP because your tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to \$0 for at least 180 days), then you will pay the Contract Rent Amount shown below.

Owner and Tenant agree that if at any time the Owner or Managing Agent notifies Tenant that they are eligible for the PBV program, the Tenant agrees to complete all documentation necessary to apply for assistance under the PBV program. If the Tenant does not complete the necessary documentation within thirty (30) days of written notification by Owner or the Managing Agent, Tenant agrees to pay the Contract Rent for Apartment as listed below.

The Tenant agrees to provide to Owner and/or Managing Agent annually, no later than sixty (60) days from Owner's and/or Managing Agent's written request, a certification of annual income and household size along with verification documentation. In order to verify Tenant's certification of annual income and household size, the Owner and/or Managing Agent may require Tenant to provide, and Tenant agrees to deliver, such documentation as would enable the Owner and/or Managing Agent to verify Tenant's income under the requirements of the PBV Program, including without limitation, consecutively, completed federal and state income tax returns, and W-2 and 1099 forms (or their equivalents). If the Tenant fails to provide income documentation within the required time frame, Tenant agrees to pay the Contract Rent for Apartment as listed below.

The Contract Rent Amount is due and payable the first day of each month or on such other day each month as the Owner and/or Managing Agent may decide in the address above or at a location designated by Owner and/or Managing Agent in writing. Notice from Owner to Tenant that rent is due is not required. The rent must be paid in full without delinquency. The Tenant shall tender his/her/their portion of the rent by check or money order or as otherwise accepted by the Owner and/or Managing Agent.

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$ _____.

c. The Owner, in consideration of the rent herein paid and Tenant's undertaking to comply with the Tenant's obligations in this Lease and with all of the rules and regulations of the Owner, hereby leases to the Tenant and the Tenant hereby rents from the Owner the Leased Premises for the Term specified above.

3. USE AND OCCUPANCY OF LEASED PREMISES:

a. The Leased Premises shall be the Tenant's only residence and except as otherwise permitted herein shall be used solely as a residence for the Tenant and the members of the Tenant's household (i.e. those members that were authorized members of the public housing household at the time of conversion or named in the signed application for Section 8 post conversion) who remain in continuous occupancy since the inception of the tenancy, since birth, adoption, or since authorization by the Owner and/or Managing Agent and NYCHA. The members of the Tenant's household as authorized by the Owner and/or Managing Agent and NYCHA are listed below. The Tenant shall obtain the prior written consent of the Managing Agent, or such Managing Agent's designee and NYCHA, before allowing any person to reside in the Leased Premises.

The Tenant and the members of the Tenant's household listed below shall have the right to exclusive use and occupancy of the Leased Premises:

| Name: | Relation to Tenant: |
|-------|---------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

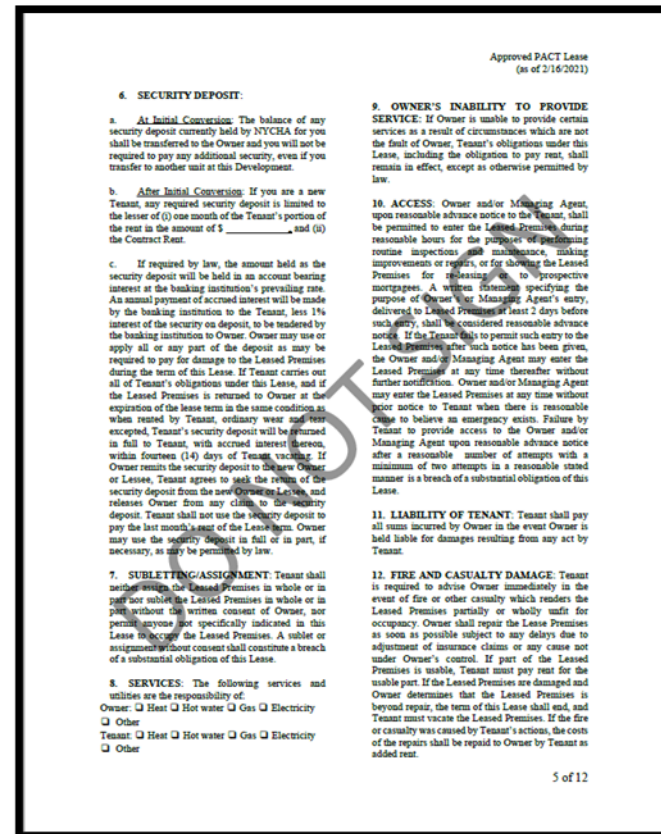
b. The Tenant shall use the Leased Premises as a residential dwelling for the Tenant and the Tenant's household as identified in Paragraph 3a above, or subsequently authorized by the Owner and/or Managing Agent and NYCHA, and shall not use the Leased Premises or permit its use for any other purpose, except that the Tenant and authorized members of the Tenant's household may engage in legal profitmaking activities incidental to the primary use of the Leased Premises as a residence for Tenant and authorized members of the Tenant's household.

3 of 12

PACT 租赁第 5 页：保证金和公用事业

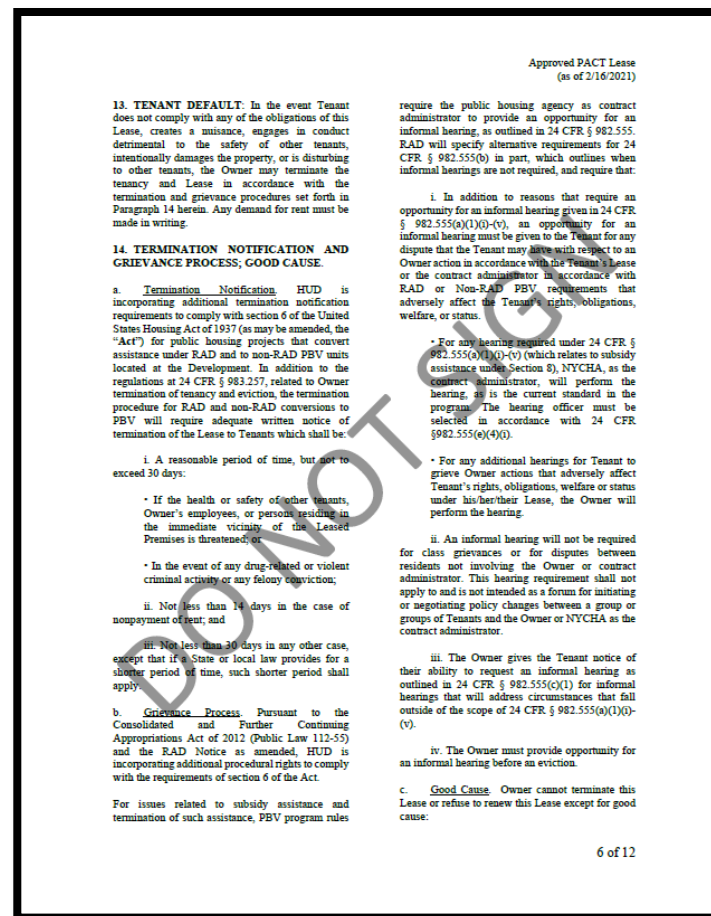
PACT租约的第5页包括有关您的保证金和公用事业的信息。

- ❖ 您在NYCHA存档的保证金将在转换后转入C + C公寓管理。
- ❖ 居民支付水电费的方式不会改变。



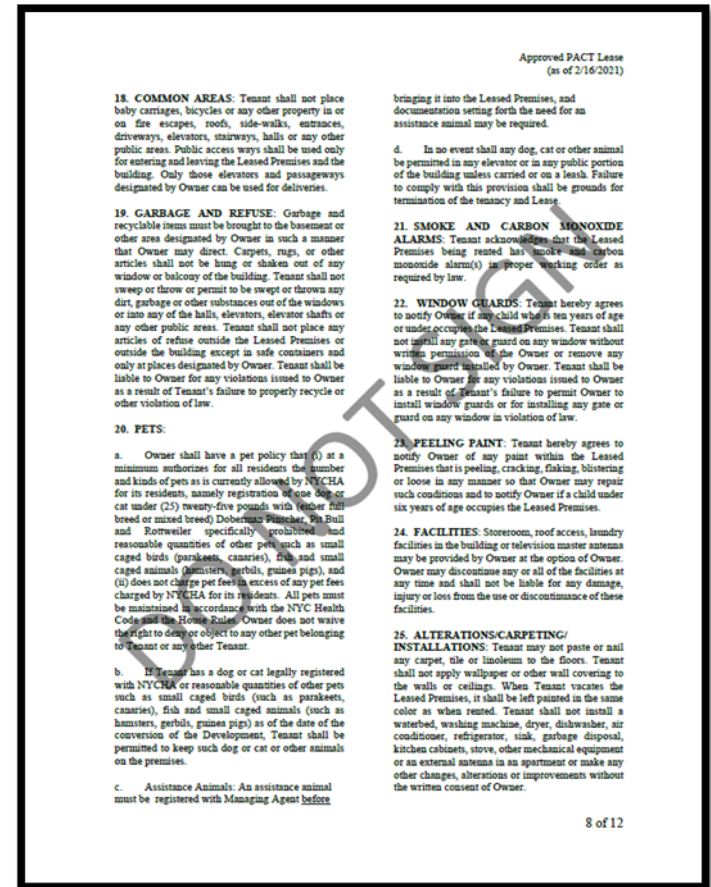
PACT Lease Pg. 6, 7 : 申诉程序和NYCHA在131 Saint Nicholas and TAFT Rehab 的角色

- ❖ NYCHA关于租金问题的申诉程序在PACT转换后将保持不变。
- ❖ 居民可以通过C + C公寓管理部门提出有关维修和维护的申诉。
- ❖ C + C公寓管理必须获得NYCHA的许可才能对居民采取法律行动。我们优先考虑与面临困难的居民合作。
- ❖ 居民将向NYCHA租赁住房提交年度和中期收入重新认证和家庭变化。
- ❖ 新居民将来自自由NYCHA租赁住房部管理的第8节候补名单。



PACT 租约第 8 页：居民的责任

- ❖ 居民只能在指定区域丢弃垃圾。
- ❖ 您必须在租约签署时注册您的宠物，以便为宠物祖父。允许携带新宠物，但必须根据将要分发的宠物政策获得管理层的批准。
- ❖ 在开发项目的公共区域，宠物必须始终拴着皮带。
- ❖ 居民不得篡改烟雾和一氧化碳探测器。
- ❖ 居民必须通知管理层油漆剥落和居住在可能需要窗户防护装置的单元中的 10 岁以下儿童。
- ❖ 公寓内不允许使用烘干机。



PACT 租赁第 10 页：租赁期限和收入重新认证

PACT 租赁第 10 页：租赁期限和收入重新认证

- ❖ 在您的租赁预约中，您将签署一份为期 1 年的租约。
- ❖ 根据 PACT 计划，当您通过 NYCHA 租赁住房重新认证时，您可以每年自动续租。
- ❖ NYCHA 租赁住房将以书面形式通知您，何时需要重新证明您的收入和家庭组成为第 8 节租户。
- ❖ 如果您的收入在一年内发生变化，您可以申请临时重新认证。
- ❖ 我们指定的站点办公室的专职工作人员可以协助居民进行重新认证。



PACT 租约第 12 页：吸烟政策

- ❖ 2018年，NYCHA启动了无烟倡议，通过减少二手烟的暴露并为吸烟和想要戒烟的居民提供支持，为居民创造更健康的家园和员工的工作环境。
- ❖ 我们致力于这一倡议。哈莱姆公约将有100%无烟政策。
- ❖ 这意味着所有单位、公共区域和场地都禁止吸烟（香烟、电子烟、烟斗、大麻等）。



条款规定 131 Saint Nicholas and TAFT Rehabs

- ❖ 在租约签署预约期间，您将收到 PACT 租约的房屋规则。
- ❖ 科西房屋的房屋规则旨在提高所有居民的生活质量。它们须经NYCHA和131 Saint Nicholas and TAFT Rehabs居民协会批准。
- ❖ 房屋规则有助于营造一个环境，让所有居民都能尊重和平地享受他们的家。
- ❖ 《房屋规则》包括通过《暴力侵害妇女法》（VAWA）保护家庭暴力、约会暴力、性侵犯和跟踪的受害者。这些保护适用于所有人，无论性别、性别认同或性取向如何。

租约签署回顾

- ❖ 目前的131 Saint Nicholas and TAFT Rehabs 居民通过PACT计划自动有资格获得第 8 节。
- ❖ 您的租金仍将是调整后家庭总收入的30%。
- ❖ 如果您目前支付固定租金，您的租金将在五年内增加到调整后家庭总收入的 30%。
- ❖ 当前居民可携带宠物入住。您必须在转换前向NYCHA注册您的宠物。
- ❖ 居民将签署 1 年租约，并在年度重新认证后自动续签。
- ❖ 居民支付水电费的方式不会改变。
- ❖ 131 Saint Nicholas and TAFT Rehabs的空缺将从NYCHA第8节租赁住房部门管理的开发项目基于站点的等候名单中填补。
- ❖ 申诉程序将继续存在。

法律援助

- ❖ 此外，还将为居民提供专门的法律援助热线，作为另一层支持
- ❖ 法律援助亦会在日后为现场活动提供支援
- ❖ 法律援助团队可以帮助回答您对租赁协议的任何问题或疑虑 - 免费！
- ❖ 法律援助热线: (212)298-3450



后续步骤和即将推出事件



后续步骤和即将举行的活动

模型单元参观 (2023 年 11 月)

租约签署 (2023年秋季)

下次会议 (2023年冬季)



我如何联系我的PACT团队？

❖ 如有任何问题，请与



电话：**646.527.7200**



电子邮件：**contact@harlempact.com**



网站：**https://harlempact.com**

***网站更新即将推出**

谢谢！
有问题吗？



MCCORMACK
BARON
SALAZAR

The logo for McCormack Baron Salazar consists of the firm's name stacked vertically in a dark red, serif font.

Curtis +
Ginsberg
Architects

The logo for Curtis + Ginsberg Architects features the firm's name stacked vertically in a dark teal, sans-serif font.