HARLEM PACT

131 SAINT NICHOLAS &

TAFT REHABS

Reunión de residentes #4: Firma de arrendamiento

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

AGENDA

- ❖ Descripción general de PACT NYCHA
- * Resumen de la reunión de primavera/verano
- Firmas de arrendamiento
- Próximos pasos
- Preguntas y respuestas



Descripción general de PACT

¿Qué es PACT?

- NYCHA necesita \$ 78 mil millones para renovar y modernizar completamente sus viviendas, pero el gobierno federal ha proporcionado solo una fracción de los fondos necesarios.
- A través de PACT, los residenciales se incluirán en el programa de Estrategia de Asistencia para el Alquiler (RAD, por sus siglas en inglés) y se pasarán a un programa más estable, financiado por el gobierno federal, llamado Programa con Base en los Apartamentos Subsidiados de la Sección 8.
- PACT provee fondos para completar reparaciones integrales, mientras preserva su vivienda permanentemente asequible y asegura que los residentes tengan los mismos derechos básicos que poseen en el programa de vivienda pública.

Inversiones y mejoras de PACT





Apartamento renovado en Twin Parks West Mejoras en el sitio en Baychester



Techo reparado y sistema de paneles solares en Ocean Bay (Bayside)



Entrada renovada del edificio en Ocean Bay (Bayside)

¿Cómo funciona el programa PACT?

PACT depende de la asociación con desarrolladores inmobiliarios privados y organizaciones sin fines de lucro, que se seleccionan consultando las opiniones de los residentes.

REPARACIONES **INTEGRALES**

Los desarrolladores inmobiliarios asociados aportan experiencia en diseño y construcción. Proveen soluciones a todas las necesidades físicas en el desarrollo.

ADMINISTRACIÓN PROFESIONAL

para la administración de las propiedades son responsables de la operación diaria y el mantenimiento de los edificios y del todo el lote.

SERVICIOS MEJORADOS

Los socios seleccionados. La asociación con los proveedores de servicios sociales ayuda a mejorar y programar más eficientemente los servicios basado en las opiniones de consultas a los residentes.



Betances

CONTROL PÚBLICO: NYCHA & RESIDENTES

Su desarrollo permanecerá bajo control público. Después de la conversión, NYCHA continuará siendo propietaria del terreno y los edificios, administrará el subsidio de la Sección 8 y la lista de espera, y supervisará las condiciones en el desarrollo. Cuando sea necesario, NYCHA intervendrá para resolver cualquier problema que pueda surgir entre los residentes y el nuevo equipo de administración de la propiedad.



Ocean Bay (Bayside)

^{*} El programa PACT utiliza la Demostración de asistencia para el alquiler (RAD), una herramienta diseñada para garantizar que, en la transición de los desarrollos a la Sección 8, las viviendas sigan siendo accesibles de manera permanente y que los residentes conserven los mismosderechos básicos que tenían en el programa público de vivienda.

Protecciones para residentes de PACT

- El alquiler será un 30% de los ingresos familiares.*
- Usted tendrá derecho a organizarse en sindicatos.
- Las asociaciones de residentes seguirán recibiendo fondos.
- Usted tendrá derecho a renovar su contrato de alquiler.
- Su solicitud no se volverá a examinar tras la conversión.

- Usted podrá añadir familiares en sus alquileres.
- Usted mantendrá los derechos de sucesión.
- Usted podrá asistir a audiencias de reclamaciones.
- Usted tendrá la oportunidad de presentarse para puestos de trabajo creados por PACT.

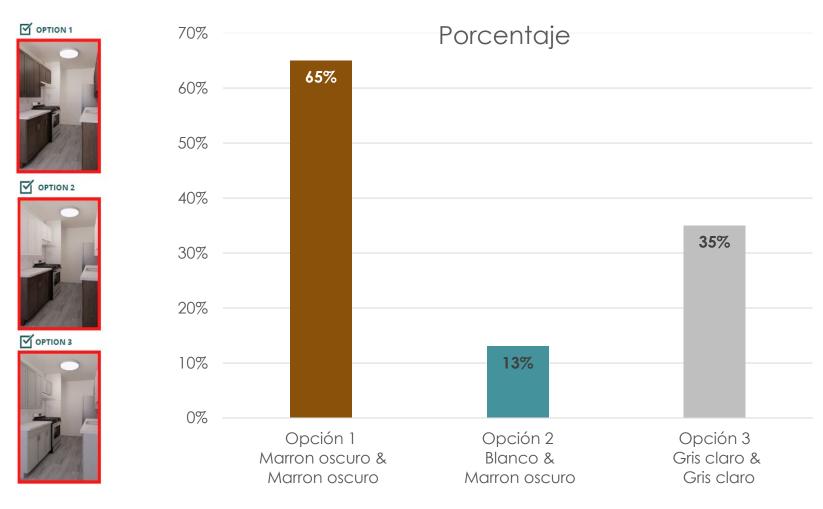
^{*} Se pueden aplicar excepciones a los hogares que pagan alquiler fijo, a los participantes actuales de la Sección 8 basados en inquilinos, o una familia mixta según lo define HUD.



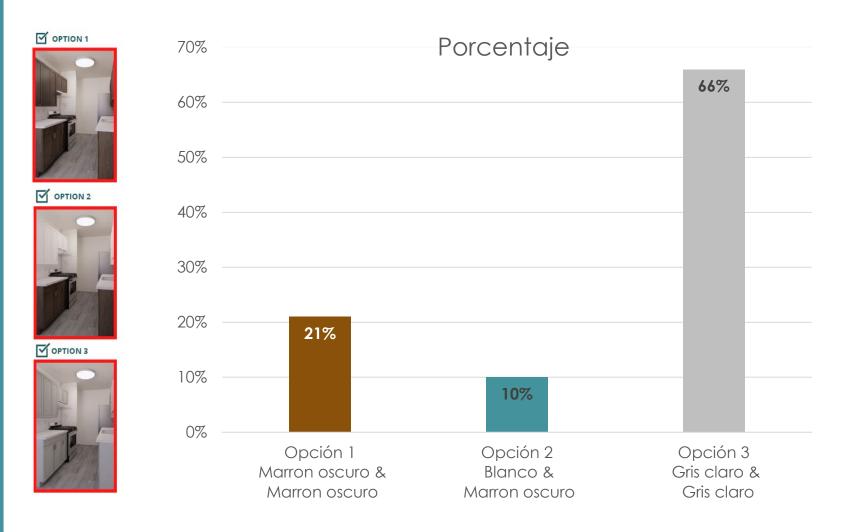
Reunión de primavera/verano Recauchutar



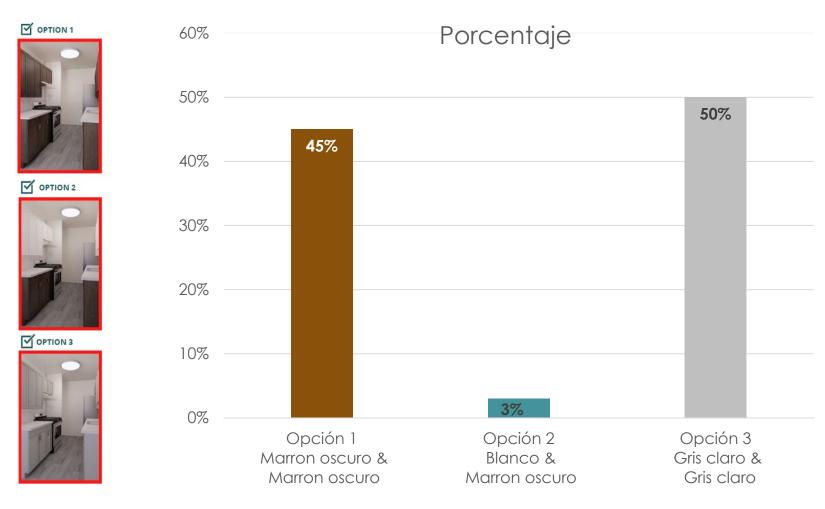
El equipo de Harlem PACT coordinó las sesiones de presentación para que los residentes votaran por los colores preferidos de los gabinetes de cocina. Aquí están los resultados para 131 Saint Nicholas Avenue.



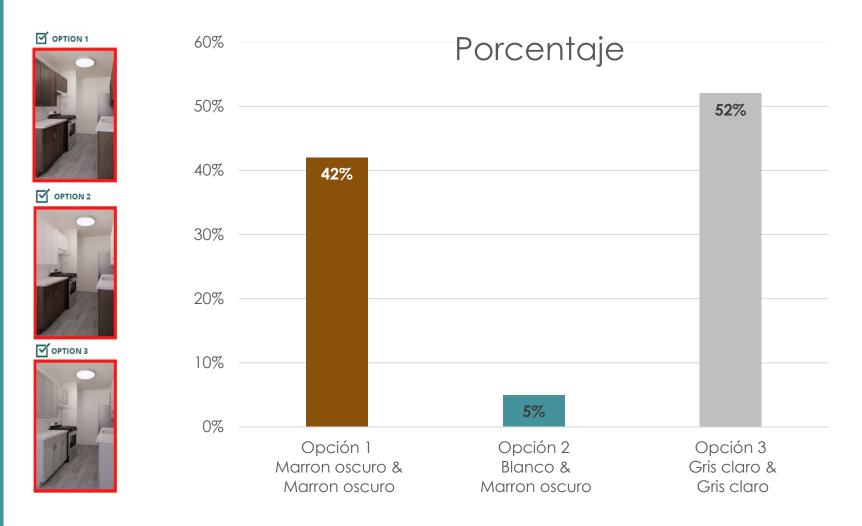
El equipo de Harlem PACT coordinó las sesiones de presentación para que los residentes votaran por los colores preferidos de los gabinetes de cocina. Aquí están los resultados para <u>TAFT Rehab 4- 95 West 119th Street</u>.



El equipo de Harlem PACT coordinó las sesiones de presentación para que los residentes votaran por los colores preferidos de los gabinetes de cocina. Aquí están los resultados para <u>TAFT Rehab-203 West 117th Street</u>.



El equipo de Harlem PACT coordinó las sesiones de presentación para que los residentes votaran por los colores preferidos de los gabinetes de cocina. Aquí están los resultados para <u>TAFT Rehab-201 West 117th Street</u>.



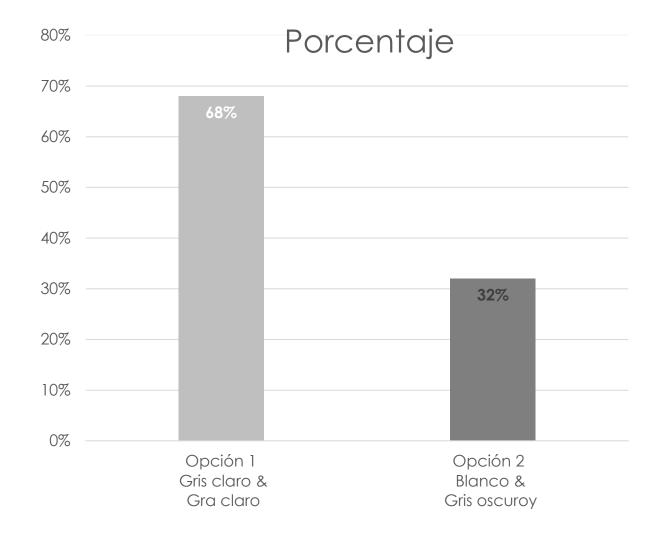
El equipo de Harlem PACT coordinó las sesiones de presentación para que los residentes votaran por los colores preferidos de los gabinetes de cocina. Aquí están los resultados para <u>TAFT Rehab-218 West 112th Street</u>.





OPTION 2





Gracias por su participación en las encuestas del proyecto

Su aporte está informando el plan de paisaje actualmente en progreso

COMENTARIOS COMUNES

- Los residentes se sienten inseguros para usar el espacio al aire libre actualmente; 43% de la encuesta Los encuestados no pasan tiempo afuera en absoluto
- Los no residentes están ocupando el espacio detrás de las paredes del asiento cerca de Saint
 Nicholas Ave como zona de reunión/fumadores
- Problema de la rata
- La pasarela y las áreas detrás de los muros de contención son especialmente oscuras; Los árboles y arbustos crecidos también están bloqueando las luces del poste, reduciendo la visibilidad
- Muchos residentes usan andadores / sillas de ruedas, sería genial tener rampas y aterrizajes más sugves
- El 79% de los encuestados dijo que "la iluminación es demasiado oscura por la noche / insuficiente", y que hay muchas manchas oscuras y rincones en todo el sitio

MEJORAS DESEADAS/NUEVOS PROGRAMAS

- Mejore la seguridad y la visibilidad del sitio
- Repensar la valla perimetral y el muro de contención para proporcionar un espacio más seguro y accesible Mejor gestión de residuos
- Se necesita más iluminación; Elimina cualquier rincón oscuro
- El 64% de los encuestados dijo que "la siembra necesita reemplazo / actualización" y que todas las plantaciones necesitan recorte y mantenimiento.
- Mejor accesibilidad del sitio
- El 64% de los encuestados dijo que "el equipo del patio de recreo debería actualizarse"



Introducciones a las firmas de arrendamiento

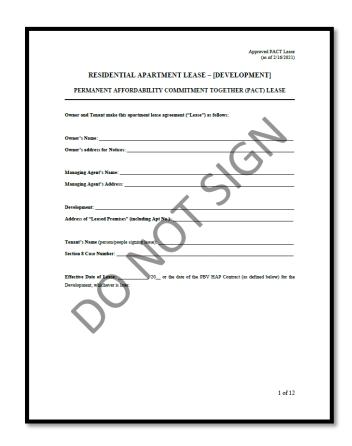
- Los residentes recibirán una copia del modelo de contrato de arrendamiento de PACT antes de firmar el contrato de arrendamiento.
- Los residentes tendrán la oportunidad de comunicarse con el Equipo de Firma de Arrendamientos o la Sociedad de Ayuda Legal con cualquier pregunta o inquietud sobre su contrato de arrendamiento.
- Las firmas de arrendamiento se llevarán a cabo en su edificio respectivo y cada hogar tendrá una cita dedicada.
- Los avisos de citas junto con la lista de documentos requeridos se enviarán por correo antes de la firma de su contrato de arrendamiento (se requiere una identificación con foto emitida por el gobierno para el inquilino registrado y el coarrendatario).
- Si necesita una adaptación especial para firmar su contrato de arrendamiento, como una visita al hogar, comuníquese con el Equipo de Firma de Arrendamientos al recibir su cita.
- Si un residente no puede reunirse en persona, el Equipo de Firma de Arrendamiento puede acomodar la firma electrónica.

Introducciones a las firmas de arrendamiento

- Cada hogar debe firmar un nuevo contrato de arrendamiento. Esta es una parte crítica de la conversión de Harlem PACT.
- Los residentes de Harlem PACT harán la transición de la Sección 9 (Vivienda Pública) a la Sección 8 Vale Basado en Proyectos. Los residentes pagarán el 30% del ingreso total ajustado bruto del hogar para el alquiler.
- ¿Qué es un contrato de arrendamiento?
- Un contrato de arrendamiento es un contrato vinculante entre un propietario y un residente por un período específico.
- Los contratos de arrendamiento describen las responsabilidades tanto del propietario como del residente.
- Los contratos de arrendamiento describen los derechos de los residentes.

Arrendamiento PACT Pág. 1: Fecha de vigencia del arrendamiento e información del hogar

- La Pág. 1 del contrato de arrendamiento de PACT se rellenará previamente con información que NYCHA tiene archivada para su hogar, incluido su número de caso de la Sección 8.
- Durante su cita de firma de contrato de arrendamiento, asegúrese de que toda la información en esta página sea correcta.
- ❖ La fecha efectiva de su arrendamiento PACT será la fecha de la conversión de PACT, que se espera que ocurra en 2024.



Ejemplo de arrendamiento

Arrendamiento PACT Pág. 2: Sección 8 y porción de alquiler de residentes

La Pág. 2 del contrato de arrendamiento de PACT incluye información sobre la Sección 8 y su alquiler mensual.

- Los residentes actuales de 131 Saint Nicholas and TAFT Rehabs califican automáticamente para la Sección 8 a través del programa PACT.
- Esta página se llenará previamente con el monto de su alquiler, que es determinado por la oficina de Vivienda Arrendada de NYCHA. Su alquiler será del 30% del ingreso familiar bruto ajustado.
- Los residentes que actualmente pagan un alquiler fijo tendrán sus alquileres aumentados al 30% del ingreso familiar bruto ajustado durante un período de introducción gradual de cinco años.

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 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 ("HUP") 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 Participants).

a ONLY IF 2(A) IS CHECKED: That on Project Based BAP Contract. Each month is Owner and/or Managing Ageas will credit about assistance payment received from 704 EA. Bray, (the "monthly housing assistance payment") against the monthly Contract Rest. The amount of the monthly housing assistance payment will be destrained by WiCLAL as accordance with HTD WICLAL ASSISTANCE OF THE PROJECT OF THE PROJET OF THE PROJECT OF THE PROJECT OF THE PROJECT OF THE PROJECT

The remaining portion of the Contract Reat is the Tensant's portion of the rent. You as Tensant are responsible for paying to the Owner this "Tensant's portion of the rent" which is an amount that is equal to thirty (0.05) percent of your adjusted gross income as determined by NYCEH, exchasive of any allowance for tensam-paid utilines, if applicable as further set forth in accordance with HUD PBV requirements. If you were a NYCHA public housing. seast residing at the Development, and if, at the initial conversion of the Development to projectbased Section 8, your portion of the rest as calculated, represents an increase over what you paid for rest 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 the (10%) percent or reventy-free (22.500) dollars, as determined by NYCHA, and increase will be plantled, to over a 5-NYCHA, such increase will be plantled, to over a 5-NYCHA in the contraction of the contraction of the calculated by NYCHA in Secondarce with the requirements set forth in the Red News

The Contract Rest 1986 sum of the moughthy boxims assistance paymeng him Tourning portions of the sent. The Tenant's portion of the feet are the first state and payable the first state of each mouth to of 100 other days each mouth the character of the other day each mouth the character of the other days each mouth the character of the character of the other days and the character of the charact

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

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

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

(i) At Juital Convexion: If at initial conversion, your Tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV programs (the monthly housing assistance payment is equal to 50), and you received the "Rent Election Form" attacked to this Liesse as a Roller and elected to pay the Contract Rent Amount as shown in the Rent Amount is lower than their (20%) percent of your digitated gross income, then your unit will not be on the Project-Based HAP Contract; or

Arrendamiento PACT Pág. 3: Información del hogar

La página 3 del contrato de arrendamiento de PACT enumera a cada miembro de su hogar y su relación con el jefe de familia.

- Si envió una solicitud a NYCHA para agregar o eliminar miembros del hogar, traiga una copia de esta documentación a su cita de firma de contrato de arrendamiento.
- El Departamento de Vivienda Arrendada de NYCHA será responsable de procesar estas solicitudes después de la conversión de PACT, pero podemos ayudarlo a hacer un seguimiento.

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(ii) After Initial Conversion: If you became a Tennar after the initial conversion and the Lessed Premises was terminated from the Project-Based HAP becames your tennar's portion of the reat exceeds the Counter Etest as determined pursuant to the PBV program (the monthly housing assistance payment is equal to 30 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 agree 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 Agartment as listed below.

The Tenant agrees to provide to Owner and/or Managing Agent annually, so later than stays (60) days from Owner's and/or Managing Agent's written request, a certification of annual income and household size along with verification of continuous control of the co

The Controt Rent Amount is due and payable the first day of each immed nor six of hot day each month is in the Other day each month is the Other and offer Managing Apent in any decide this eaderes show or at a location designated by Owner moder Managing Apent in written, Notice from Owner to Fassatt that sent in written the offer of the Other and the Apent of the Control of the

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

 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

3. USE AND OCCUPANCY OF LEASED PREMISES:

a The Lessed Fremises shall be the Tenart's only residence and except a otherwise permission couly residence and except as otherwise permission between shall be used solely of a residence for the Tenant and the members of the remit assessible of the public housing housespool the the time of the public housing housespool of the time of the public housing housespool of the time of the public continuous occupants, since the inception of the tenancy, since both as adoption, or since sundepartions by the Owner and of Managing Agent and INYCHA. The isomebers of the Tenant's housespool of the Owner and the housespool of the Owner and the Comer a

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 Tenuts shall use the Lessed Possition as a residential dowling for the Tenuan shall the Consults houseshold as identified in Paragraph 3s above, or those search y authorized by the Owner andorr Managing Agent and NYCHA, and shall not use the Lessed Possition or permit it use for any other purpose, except that the Tenuant and sunforcized members of the Tenut's household may ungage in members of the Tenut's household may ungage in use of the Lessed Premises as a residence for Tenuant and unforcized members of the Tenut's household.

Arrendamiento PACT Pág. 5: Depósito de seguridad y servicios públicos

La página 5 del contrato de arrendamiento de PACT incluye información sobre su depósito de seguridad y servicios públicos.

- El depósito de seguridad que tiene registrado con NYCHA se transferirá a C + C Apartment Management después de la conversión.
- No habrá cambios en la forma en que los residentes pagan los servicios públicos.

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6. SECURITY DEPOSIT

- a. At Initial Conversion: The balance of any security deposit currently held by NYCHA for you shall be transferred to the Owner and you will not be required to pay any additional security, even if you transfer to another unit at this Development.
- b. After Initial Conversion: If you are a new Tenant, any required security deposit is limited to the lesser of (i) one month of the Tenant's portion of the rent in the amount of \$______ and (ii) the Contract Rent.
- L. If required by low, the amount held as the security deposit will be held in an account bearing interest at the banking institution's prevailing rate. An animal prymer of accreate interest will be made by the banking institution to the Tenant, less 14s interest of the security on deposit, to be tendered by the banking institution to Owner. Owner may use or apply all or any part of the deposit as may be the banking institution on Owner. Owner may use or apply all or any part of the deposit as may be characteristic and the second first the seco
- 7. SUBLETT NG/ASSIG MENT: Tenust shall neithe sear the teased Premises in whole or in part nor sublet the Leased Premises in whole or in part nor sublet the Versical Premises in whole or in part without the written consent of Owner, nor permit anyone por specifically indicated in this Lease the occupy the Leased Premises. A sublet or assignment without consent shall constitute a breach of a substantial collegation of this Lease.
- 8. SERVICES: The following services and utilities are the responsibility of:

 Owner: □ Heat □ Hot water □ Gas □ Electricity

Tenant: ☐ Heat ☐ Hot water ☐ Gas ☐ Electricity
☐ Other

 OWNER'S INABILITY TO PROVIDE SERVICE: If Owner is unable to provide certain services as a result of circumstances which are not the fault of Owner, Teanut's obligations under this Lease, including the obligation to pay reat, shall remain in effect, except as otherwise permitted by

10. ACCESS: Owner and/or Menaring Agent, upon reasonable advance notice to the Banat, shall be permitted to enter the Leaned Premise during reasonable bours for the pulses of the Premise for the Committee of the Premise for the Premise of the Premise for the Premise for the Premise for the Premise for the State of the Premise for the Premise for the Premise for the Premise of the Pre

- 11. LIABILITY OF TENANT: Tenant shall pay all sums incurred by Owner in the event Owner is held liable for damages resulting from any act by
- 12. FIRE AND CASUALTY DAMAGE. Tenum is required to service Owner immediately in the event of fire or other casualty which renders the Leased Premises as roots as postally which renders the as soon as postalled subject to any delays due to occupancy. Owner shall repair the Lease Premises as soon as postalled subject to any delays due to under Owner's control. If part of the Leased Premises is under, Fenant must year, Fenant must year, Fenant must year the for the unable part. If the Leased Premises are damaged and Owner determines that the Leased Premise is the beyond repair, the term of this Lease shall end, and Tenum must venue the Leased Premise. If the five or casualty was caused by Tenum's actions, the control of the Casualty of the Propision Owner of the Propision O

Arrendamiento de PACT Pág. 6, 7: Proceso de quejas y el papel de NYCHA en 131 Saint Nicholas and TAFT Rehab

- El proceso de quejas de NYCHA con respecto a los problemas de alquiler seguirá siendo el mismo después de la conversión de PACT.
- Los residentes pueden iniciar una queja con respecto a las reparaciones y el mantenimiento a través de C + C Apartment Management.
- C+C Apartment Management debe recibir permiso de NYCHA para iniciar acciones legales contra un residente. Priorizamos trabajar con residentes que enfrentan dificultades.
- Los residentes presentarán recertificaciones de ingresos anuales e provisionales y cambios en el hogar a NYCHA Leased Housing.
- Los nuevos residentes vendrán de las listas de espera de la Sección 8 administradas por el Departamento de Vivienda Arrendada de.

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13. TENANT DEFAULT: In the event Tenant does not comply with any of the colligations of this Lesse, creates a missance, engages in conduct detrimental to the safety of other tenants, intentionally damages the property, or it disturbing to other tenants, the Owner may terminate the tenancy and Lesse in accordance with the termination and grievance procedure set forth in Paragraph 14 herein. Any demand for rent must be made in writing.

14. TERMINATION NOTIFICATION AND GRIEVANCE PROCESS; GOOD CAUSE.

- a Termination Notification RUD is incorporating additional termination notification requirements to comply with section of of the United States Housing Act of 1973 for sunly be amended, the "Act" is proposed to the Act of 1974 for sunly be amended, the "Act" is proposed to the Act of 1974 for sunly projects that convert assistance under RAD and non-RAD PSV units located at the Development. In addition to the regulations at 24 CFE § 983.257, related to Owner termination of tensuncy and eviction, the termination procedure for RAD and non-RAD conversions to PBV will require adequate written notice of termination of the Lease to Tensun, which shall be "Act."
- i. A reasonable period of time, but a exceed 30 days:
 - If the health or safety of other tenants, Owner's employees, or persons residing in the immediate vicinity of the Leased Premises is threatened; or
 - In the event of any drug-related or viol criminal activity or any felony conviction;
- ii. Not less than 14 days in the case of onpayment of rent; and
- iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55) and the RAD Notice as amended, HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to subsidy assistance and termination of such assistance, PBV program rules require the public housing agency as contract administrator to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555.

RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required and require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR. § 982.555(a)(1)(i)-(v), an opportunity for an informal hearing must be given to the Taunt for any dispute that the Tenant may also with respect to an Owner action in accordance with the Tenant may also with respect to an Owner action in accordance with the Tenant is accordance with RAD or Non-RAD PBU requirements that adversely affect the Tenant's right, obligations, welfare, or status.
 - For any hearing negured under 24 CFR § 982.555(a) (1),00; (which relates to subsidy assistance under Section 8), NYCHA, as the contract administrator, will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR \$982.555(e)4(0).
 - For any additional hearings for Tenant to grieve Owner actions that adversely affect Tenant's rights, obligations, welfare or status under his/her/their Lease, the Owner will perform the hearing.
- ii. An informal hearing will not be required for class givenuces or for disputes between residents not involving the Owner or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of Tenants and the Owner or NYCHA as the countract administrator.
- iii. The Owner gives the Tenant notice of heir ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(v).
- iv. The Owner must provide opportunity for an informal hearing before an eviction.
- Good Cause. Owner cannot terminate this Lease or refuse to renew this Lease except for good cause:

Arrendamiento PACT Pág. 8: Responsabilidades de los residentes

- Los residentes pueden desechar la basura solo en áreas designadas.
- Debe registrar su(s) mascota(s) en el momento de la firma del contrato de arrendamiento ordenado para que la mascota tenga derechos adquiridos. Se permitirán nuevas mascotas, pero deben ser aprobadas por la gerencia según la política de mascotas que se distribuirá.
- Las mascotas deben estar atadas en todo momento en las áreas públicas del desarrollo.
- Los residentes no pueden manipular los detectores de humo y monóxido de carbono.
- Los residentes deben notificar a la gerencia de la pintura descascarada y a los niños menores de 10 años que residen en una unidad que puede requerir protectores de ventanas.
- Los secadores NO están permitidos en las unidades.

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18. COMMON AREAS: Tenant shall not place buby carriages, bicycles or any other property in or on fire escapes, roofs, side-walks, entrances, driveways, elevators, stairways, halls or any other public areas. Public access ways shall be used only for entering and leaving the Leased Premises and the building. Only those elevators and passageways designanted by Owner can be used for deliveries.

19. GARBAGE AND REFUSE: Garbage and recyclable items must be brought to be basement or cother area designated by Owner in such a manner that Owner may direct. Carpets, mugs, or other articles shall not be hung or shaken out of any window or bloxopy of the building. Tenant shall not sweep or throw or permit to be swept or throw any dirt, garbage or other substances out of the windows or into any of the halls, elevator, elevator shafts or any other public areas. Tenant shall not piace any any other public areas. Tenant shall not piace any articles of refuse outnide the Lensed Premises or outside the building except in safe containers and only at places designanted by Owner. Tenant shall be liable to Owner for any violations issued to Owner as a result of Tenant's failure to properly recycle or other violation of faw.

20. PETS

a. Owner shall have a per policy that () at a minimum sufferies for all resident the number and kinds of pers as is currently allowed by NUCEA for its residents, namely registration educes does car under (25) reventy-five pounds with schoe full breed or mixed breed Dobeware President, its little and Rottweller specifically probabbed and reasonable quantities of other persuanch as until caped brids (parkieses, canaries), fith, and small caped brids (parkieses, canaries), fith, and small caped mixed formers per feet in excess of any per feet charged by NUCEA for its resident. All pets must be maintained in accordance with the NYC Health Code, said its Force Raise (Owner does not write their fitter of the new feet feet of the new feet of the new feet feet of the new fe

b. If Remains a dog or cat legally registered with NYCHK or reasonable quantities of other pets such as small caged birds (such as parakeets, canaries), fish and small caged animals (such as hamsters, gerblis, gimean pips) as of the date of the conversion of the Development, Tenant shall be permitted to keep such dog or cat or other animals on the premiser.

 Assistance Animals: An assistance animal must be registered with Managing Agent <u>before</u> bringing it into the Leased Premises, and documentation setting forth the need for an assistance animal may be required.

d. In no event shall any dog, cat or other animal be permitted in any elevator or in any public portion of the building unless carried or on a leasth. Failure to comply with this provision shall be grounds for termination of the tenancy and Lease.

21. SMOKE AND CARBON MONOXIDE ALARMS: Tenant acknowledges that the Leased Premises being rented has smoke and carbon monoxide alarm(s) in proper working order as required by law.

22. WINDOW GUARDS: Teniar hereby agrees to north Cowley of the global who is ten years of age or under accounts he was preferred and without without warming agent and under the company of the company o

23 PEELING PAINT: Tenant hereby agrees to notify Owner of any paint within the Leased Premises that is peeling, cracking, flaking, bibstering or loose in any manner so that Owner may repair such conditions and to notify Owner if a child under six years of age occupies the Leased Premises.

24. FACILITIES: Storeroom, roof access, laundry facilities in the building or television master antenna may be provided by Owner at the option of Owner. Owner may discontinue say or all of the facilities at any time and shall not be liable for any damage, injury or loss from the use or discontinuance of these facilities.

25. ALTERATIONS/CARPETING

INSTALLATIONS: Tenast may not pasts or sail any carpet, tile or linoieum to the floors. Tenast shall not apply wallpaper or other wall covering to the walls or cellings. When Tenast vacates the Leased Premises, it shall be left painted in the same color as when rented. Tenast shall not install a waterbed, washing machine, dryer, dishwasher, air conditioner, refigerator, sink, garbage disposal, kitchea cabiates, stove, other machanical equipment or an external antenna in an apartment of ranke any other changes, alterations or improvements without the written counter of Owner.

Arrendamiento PACT Pág. 10: Duración del arrendamiento y recertificación de ingresos

Arrendamiento PACT Pág. 10: Duración del arrendamiento y recertificación de ingresos

- En su cita de arrendamiento, firmará un contrato de arrendamiento de 1 año.
- Bajo el programa PACT, puede renovar automáticamente su contrato de arrendamiento cada año cuando se recertifica con NYCHA Leased Housing.
- NYCHA Leased Housing le notificará por escrito cuando sea el momento de volver a certificar sus ingresos y la composición de su hogar como inquilino de la Sección 8.
- Puede solicitar una recertificación provisional si sus ingresos cambian durante el año.
- Personal dedicado en nuestra oficina designada está disponible para ayudar a los residentes con recertificaciones.

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

38. SUBORDINATION: The rights of Tenant, including all right granted under the terms of this Lesse, are and shall be subject to and subordinate to the terms of any mortgage on the building or the land under the building which now exists, or building which may hereafter exist. The foregoing shall include but not be limited to any modification, consolidation or extension agreement of any existing mortgage on the land or building.

39. SINGULAR/PLURAL and JOINT //SEVERAL: The use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires. If more than one person is signing the Lease, their obligations shall be joint and several.

40. CONDEMNATION/EMINENT DOMAIN: If the building, or any part of the building, is taken or condemned by a public authority or government ageacy, this Lesse will end on the date of such taking. In such event, Tenant will have no claim for damages against Owner based upon such taking, and Tenant will be required to surreader the Lessed Premises to Owner upon 30 days' written notice from Owner to Fenant of such openment taking.

41. CONSTRUCTION/CONVENIENCE:
Neighboring buildings may be the subject of
construction, removation of demolition. Owner will
not be liable to Tenus nor shall Tenus used a bold
Owner liable for interference with view, light air
flow, or ventilation, the covenant of quies
enjoyment, to breach of the warment of an orbinally,
whether such interference is temporary or
permassent, if such interference covered to the con-

42. NO WAIVER: The future of Owner to insist at any time upon strict performance of any clause in this Lease shall not be construed as a waiver of Owner's rights. No, waiver by Owner of any population of the Lease can be made unless made in writing by Owner. Acceptance of reat by Owner with knowledge of the breach of any condition or term of this Leafs is not a waiver of the breach.

43. RENEWAL: The "Term" of the Lease, defined as the period between the "Beginning" and the "Eading," dates described in the Lease, shall be automatically renewable following the Ending date, unless otherwise terminated, for terms of treveler (12) months, each 12-month term terminating at midnight on the last day of the 12th month. Notwithstanding the foregoing, this Lease shall automatically renew for successive definite terms.

subject to the Owner being able to terminate the Lease for good cause as set forth in Paragraph 14c.

44. NOTICES. All notices, which include bills and/or other statements with respect to this Lease, must be in writing. Notices to Tenant shall be sent to Tenant at Leased Premise by regular mail except that any notice alleging failure to comply with any terms of this Lease shall be sent by certified mail. Notices to the Owner shall be sent to Owner by certified mail to the dollers on othis Lease, or to such other address all Owner shall be sent to Owner by certified mail to the dollers on othis Lease, or to such other address all Owner shall be sent to Guerra of the Contract of the Co

45. THIS LEASED PREMISES IS NOT SUBJECT TO RENT STABILIZATION: It is expressly understood that the Leased Premises which is the subject of this Lease is not subject to the Rent Stabilization Law.

46. VIOLENCE AGAINST WOMEN ACT PROVISIONS ("VAWA"):

a. An incident or incidents of actual or treatened domestic violence, dating violence, sexpal assault, or stalking will not be construed as a serious or repeated violation of the Lease by a serious or repeated violation of the Lease be victim or threatened victim of that violence, and will not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

b. Criminal activity directly relating to abuse, engaged in by a member of the Tenant's household or any guest or other person under the Tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or an immediate member of the Tenant's family is the victim or threatened victim of domestic violence, dating violence, sexual assault, or stalking.

c. Notwithstanding any restrictions on admission, occupancy or terminations of occupancy or a suitance, or any Federal, State or local law to the contrary, the Owner and/or Managing Agent may "bifurcate" a lesse, or otherwise remove a household member from a lesse, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is the Tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing terminating be taken without evicting, removing terminating

Arrendamiento PACT Pág. 12: Política de fumar

- En 2018, NYCHA lanzó su Iniciativa Libre de Humo para crear hogares más saludables para los residentes y entornos de trabajo para los empleados al reducir la exposición al humo de segunda mano y brindar apoyo a los residentes que fuman y desean dejar de fumar.
- Estamos comprometidos con esta iniciativa. Harlem Pact tendrá una política 100% libre de humo.
- Esto significa que fumar (cigarrillos, cigarrillos electrónicos, pipas, marihuana, etc.) está prohibido en todas las unidades, áreas comunes y terrenos.

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

38. SUBORDINATION: The rights of Tenant, including all rights granted under the terms of this Lesse, are and shall be subject to and subordinate to the terms of any mortgage on the buildings or the land under the building which now exists, or building which may hereafter exist. The foregoing shall include but not be limited to any modification, consolidation or extension agreement of any existing mortgage on the land or building.

39. SINGULAR/PLURAL and JOINT /SEVERAL: The use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires. If more than one person is signing the Lease, their obligations shall be ionit and several.

40. CONDEMNATION/EMINENT DOMAINIf the building, or any part of the building, is taken or condemned by a public authority or government agency, this Lease will end on the date of such taking. In such event, Tenant will have no claim for damages against Owner based upon such taking, and Tenant will be required to surreader the Leased Premises to Owner upon 30 days' written notice from Owner to Tenant of such government taking.

41. CONSTRUCTION/CONVENIENCE:
Neighboring buildings may be the subject of
construction, renovation or demolition. Observe will
not be liable to Tenant nor shall Tenant seeds a phold
Owner liable for interference with vores, light air
flow, or ventiation, the covenant of quieenjoyment, or breach of the warmany of habituality,
whether such interference to temporary
activities conducted on adjoining properties.

42. NO WAIVER: The future of Owner to insist at any time upon strict performance of any clause in this Lease shall hot be constructed as a waiver of Owner's right. No waiver by Owner of any profitsion of that Lease can be made unless made in writing by Owner. Acceptance of rent by Owner with thousandered of the breach of any condition or term of this Leafe is not a waiver of the breach.

43. RENEWAL: The "Term" of the Lesse, defined as the period between the "Beginning" and the "Ending" dates described in the Lesse, shall be automatically renewable following the Ending date, unless otherwise terminated, for terms of twelve (12) months, each 12-month term terminating at midnight on the last day of the 12th month. Notwithstanding the foregoing, this Lesse shall automatically reserve for successive definite terms.

subject to the Owner being able to terminate the Lease for good cause as set forth in Paragraph 14c.

44. NOTICES: All notices, which include bills and/or other statements with respect to this Lease, must be in writing. Notices to Tenant shall be sent to Tenant the Leased Premise by regular mail except that any notice alleging failure to comply with any terms of this Lease shall be sent by certified mail soluties to the Owner shall be sent to Owner by certified mail to the solders on this Lease, or to such other address a former shall solve Tenant in writing. Notices will be considered delivered five (5) Consultant days from the date

45. THIS LEASED PREMISES IS NOT SUBJECT TO RENT STABILIZATION: It is expressly understood that the Leased Premises which is the subject of this Lease is not subject to the Rent Stabilization Law.

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a. An incident or incidents of actual or invastened domestic violence, during violence, segual assault, or stalking will not be construed as a scious or repeated violation of the Lease by the second of the construction of the construction of the late of the construction of the construction of the late of the construction of the construction of the construction of such actual construction.

b. Criminal activity directly relating to abuse, engaged in by a member of the Tenaur's household or any guest or other person under the Tenaur's courtol, shall not be cause for termination of assistance, tenaucy, or occupancy rights if the Tenaur or an immediate member of the Tenaur's family is the victim or threatened victim of domestic violence, dating violence, sexual assault, or shalking.

c. Notwithstanding any restrictions on admission, occupancy or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, the Owner and/or Managine Ageat may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is the Tenant or lawful occupant and unividual who is the Tenant or lawful occupant and against family members or others. This action may be taken without evicinar, removing, terminating

Reglas de la casa en 131 Saint Nicholas and TAFT Rehab

- Recibirá las Reglas de la casa con su contrato de arrendamiento PACT durante su cita de firma de arrendamiento.
- Las Reglas de la Casa para 131 Saint Nicholas and TAFT Rehabs fueron creadas para mejorar la calidad de vida de todos los residentes. Están sujetos a la aprobación de NYCHA y la Asociación de Residentes de 131 Saint Nicholas & TAFT Rehabs
- Las reglas de la casa ayudan a fomentar un entorno donde todos los residentes puedan disfrutar respetuosa y pacíficamente de su hogar.
- Las Reglas de la Cámara incluyen protecciones para las víctimas de violencia doméstica, violencia en el noviazgo, agresión sexual y acecho a través de la Ley de Violencia contra la Mujer (VAWA). Estas protecciones están disponibles para TODAS las personas, independientemente de su sexo, identidad de género u orientación sexual.

Resumen de las firmas de arrendamiento

- Los residentes actuales de 131 Saint Nicholas and TAFT Rehabs califican automáticamente para la Sección 8 a través del programa PACT.
- Su alquiler seguirá siendo el 30% de su ingreso familiar bruto ajustado.
- Si actualmente paga un alquiler fijo, su alquiler aumentará durante un período de cinco años al 30% de su ingreso familiar bruto ajustado.
- Se permiten mascotas para los residentes actuales. Debe registrar su(s) mascota(s) con NYCHA antes de la conversión.
- Los residentes firmarán un contrato de arrendamiento de 1 año y se les otorgará una renovación automática tras la recertificación anual.
- No habrá cambios en la forma en que los residentes pagan los servicios públicos.
- Las vacantes 131 Saint Nicholas and TAFT Rehabs se llenarán desde la Lista de Espera Basada en el Sitio del desarrollo administrada por el Departamento de Vivienda Arrendada de la Sección 8 de NYCHA.
- Los procesos de quejas permanecerán en su lugar.

Asistencia jurídica gratuita

- También habrá una línea directa de asistencia legal dedicada para los residentes como otra capa de apoyo.
- Legal Aid también brindará apoyo in situ en eventos de presentación en una fecha posterior.
- El equipo de Legal Aid puede ayudarlo a responder cualquier pregunta o inquietud que pueda tener sobre el contrato de arrendamiento, ¡sin cargo!
- Línea directa de asistencia legal: (212) 298-3450



Próximos pasos y próximos Eventos



Próximos pasos y próximos eventos

- Model Unit Tours (novembre de 2023)
- Firmas de arrendamiento (el otoño de 2023)
- Próxima reunión (invierno de 2023)



¿Cómo me comunico con mi equipo de PACT?

Por favor, póngase en contacto con cualquier pregunta



Teléfono: 646.527.7200



Correo electrónico:contact@harlempact.com



Sitio web: https://harlempact.com

^{*}Actualizaciones del sitio web próximamente

¡GRACIAS! ¿ALGUNA PREGUNTA?







McCormack Baron Salazar





Curtis + Ginsberg Architects