HARLEM PACT 131 SAINT NICHOLAS

TAFT REHABS

09/26/2023

面权面 Lacretia Lamb Center 146 St. Nicholas Avenue 上午11点至下午1点

虚拟

Zoom

下午6时至晚上8时 缩放应用程序:扫描二维码 通过平板电脑或电脑:

https://bit.ly/3OPCbcy



居民会议#4:

租约签署



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

问题(仅限虚拟会议)

回答您的问题是我们的首要任务

- 在演示过程中,每个人都会被静音,但我们将在会议结束时开始提问。
- 要提问:通过手机:拨打*9举手(系统会提示您发言)拨打*6打开音频并讲话
- 从您的计算机:
 在聊天框中输入您的问题
 点击提交或
 单击以举起您的虚拟手(您将被要求发言)
 唤醒音频并提出问题





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Ocean Bay (Bayside) 的屋顶和太阳能 电池板 系统维修



在Baychester 的场地改进



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 与社会服务机构合作, 和住宅区的日常运营 和维 采纳居民所提的意见和 护丁作。

完善的服务

建议,改善住宅区内的 社会服务质量和规划。



Betances

公共監管: NYCHA和居民

您所居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。



Ocean Bay (Bayside)

* 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。

PACT居民保护

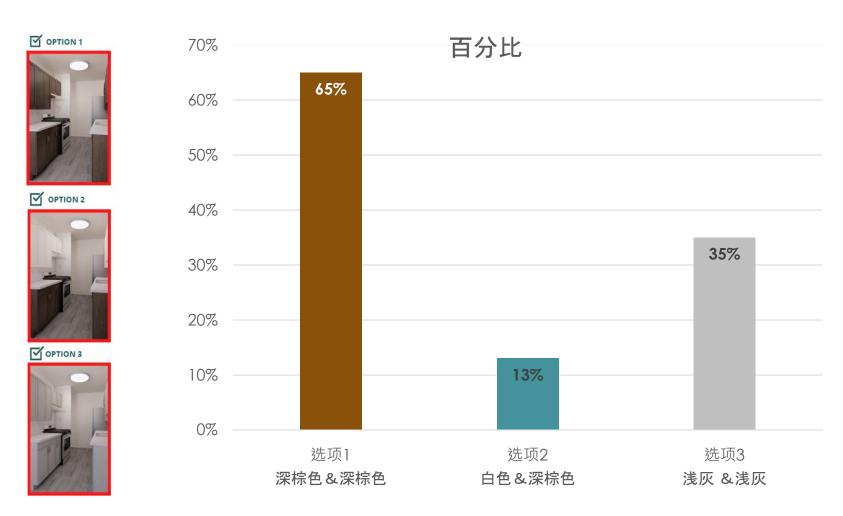
- 您所支付的租金将不会超过家庭收入的百分之30。*
- 您将有权组织的权利。
- 居民协会将继续获得资助。
- 您将有续租的权利。
- **住宅区完成**转换后,您的申请将无 **再接受**审查。

- 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。

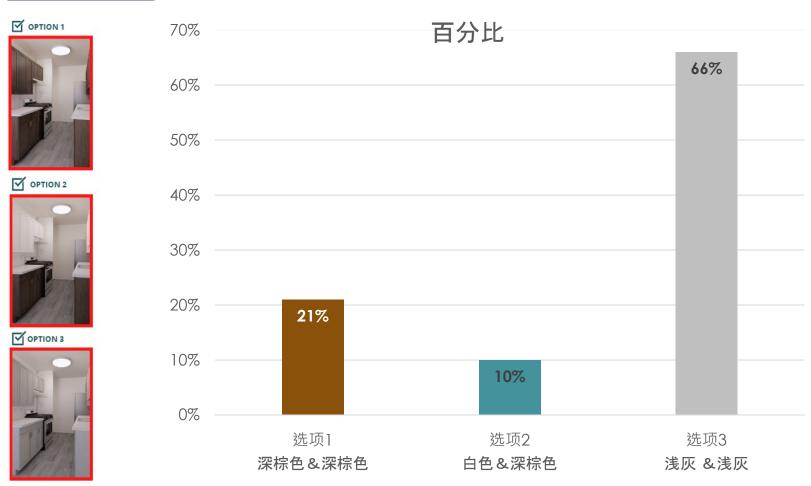
^{*}根据HUD 规定,例外情况适用于支付固定租金,现持租客专属第8章租金补助券的住户,或混合型家庭。



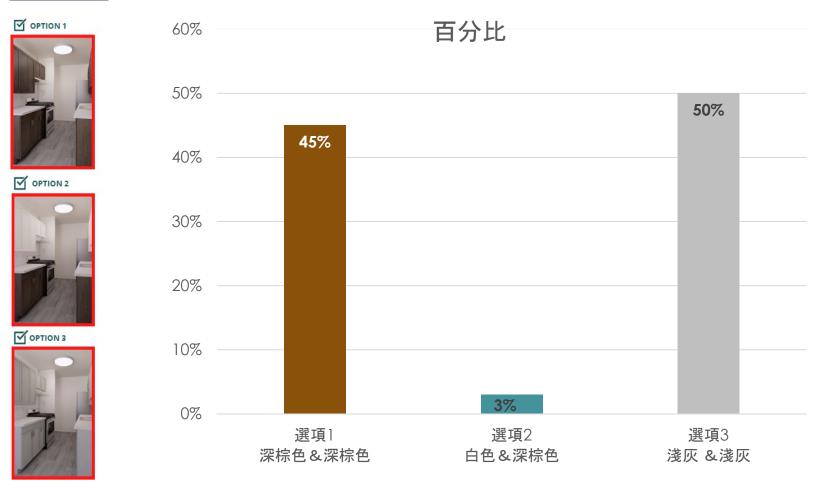
哈莱姆PACT团队协调了餐桌会议,让居民投票选出喜欢的厨柜颜色。以下是<u>131 Saint Nicholas Avenue</u>的结果。



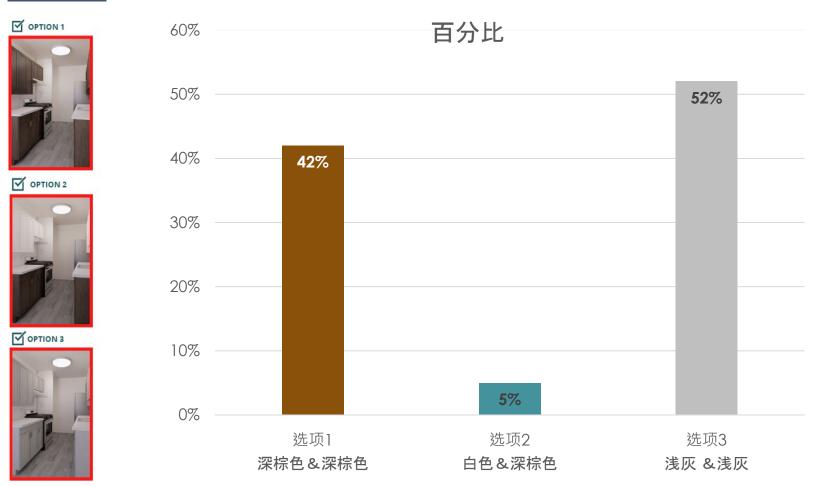
哈莱姆PACT团队协调了餐桌会议,让居民投票选出喜欢的厨柜颜色。以下是for <u>TAFT Rehab-95</u> West 119th Street的结果。



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<u>TAFT Rehab-203 West 117th Street</u>的结果。



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<u>TAFT Rehab-201 West</u> 117th Street的结果。



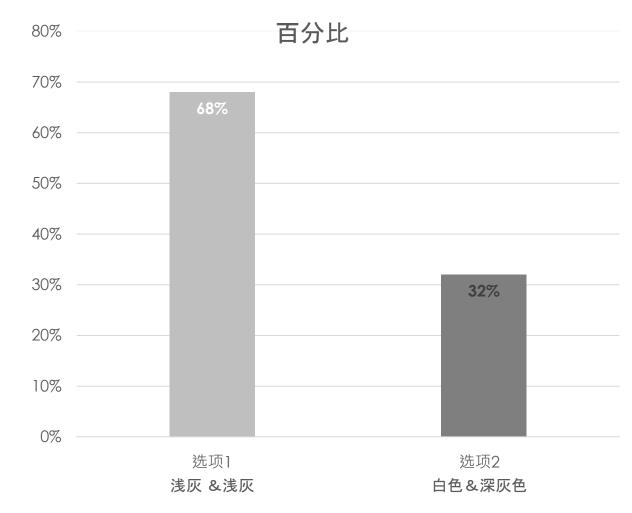
哈莱姆PACT团队协调了餐桌会议,让居民投票选出喜欢的厨柜颜色。以下是<u>TAFT Rehab-218 West</u> 112th Street的结果。

OPTION 1



OPTION 2





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

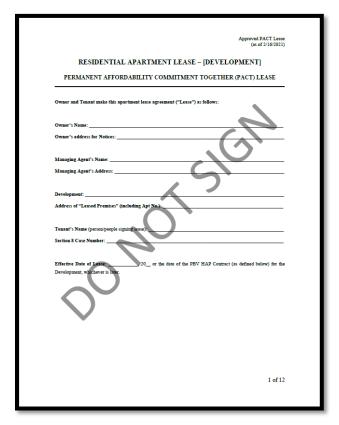
- ❖ 在签署租约之前,居民将收到一份PACT租约样本的副本。
- ❖ 居民将有机会联系租约签署小组或法律援助协会,对租约有任何疑问或疑虑。
- ❖ 租约签署将在您各自的建筑物举行,每个家庭都将有一个专门的约会。
- ❖ 预约通知以及所需文件清单将在您签署租约之前邮寄(记录租户和共同承租 人需要政府签发的带照片的身份证件)。
- ❖ 如果您需要特殊住宿来签署租约,例如家访,请在收到预约后联系租约签署团队。
- **❖ 如果居民无法**亲自见面,租约签署团队可以安排电子签名。

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。



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131Saint 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%。

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

 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 Rear" 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 Participants).

a ONLY IF J(A) IS CHECKED: Unit on Project-Based BAP Centract. Each income has Owner and/or Munaping, Agreem will credit a housing assistance payment received from Y: CHA, Stany, (the "monthly housing assistance payment") against the monthly Contract Rent. The amount of the monthly housing assistance payment will be determined by Y-CFA in accordance with HUD requirements for a tenancy under the Section 8 Project-Based (Worder ("BEV") program and NYCHA's implementation of the Rental Assistance Demonstration ("RAD") program as implemented by Notice H 2019-09 PH 2019-23 (September 5, 2019, as it may be amended from time to time (less

The remailing portion of the Contract Rent is the Tennan's portion of the rent Vou as Tenant are responsible for paying to the Owner this "Tenant's portion of the rent" which is an amount that is equal to theiry (50%) 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 the programment of the properties of the programment tenant residing at the Development, and if, at the initial convenient of the Development to project-based Section 8, your portion of the rest as calculated, represents an increase over what you paid for rent as a public housing resident because you were paying less than thirty (36%) percent of your adjusted gross income, and such increase is by twenty-free (21,500 dollars, as determined by NYCHA, such increase will be phaseled over a 5-year period. Such phaseled increase will be calculated by NYCHA in Recordance with the requirements set forth in the Rayl 1986.

requirements set forth in the RAD Notice

The Countract Rent is the sum of the mouthly housing
assistance payment plus Teaths' portion of the rent.
The Teanar's portion of the rent violus and payable
the first dayle'd each mount to of a teach other days
Agranf may decide at the address above or at a
location designated by Owner and or Managing
Agranf may with the state of the state of the rent of the
rent is due is not exquired. The rent must be paid in
full without deflictions. The Teanar shall tender
his herrichar prion of the rent by check or mousey
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 \$

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

(i) At Initial Convention: If st initial conversion, your Tensaris portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to \$10), and you received the "Rent Election Ferm" attached to his Liesse as a Richel and elected to pay the Contract Rent Amount as shown in the Rent Amount is lower than theiry (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提交了添加或刪除家庭成员的请求。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)

(ii) After Initial Conversion: If you became a Tennat after the initial conversion and the Leased Premises was terminated from the Project-Based HAP becames your tennat's portion of the reat 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 or Managing Agent notifies Tenant that they are eligible for the PBV program, the Tenant that they are eligible for the PBV program, the Tenant agent 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 Contant Rent for Apartment as listed below.

The Teant agrees to provide to Owner and/or Managing Agent amusily, no later than savy (60) days from Owner's nador Managing Agent's written sequest, a certification of manual income and household size along with verification of the commentation. In order to verify Teant's of the Commentation as would enable the Owner and/or Managing Agent are yet great to gailver, such documentation as would enable the Owner and/or Managing Agent to verify Teant's income under the requirements of the PSB, Proplem. Including without instantion, consecutively are only the Commentation of Commentat

The Couract Rent Amount is the and payable the first day of each month or at such other day each man day of the such month or at such other day each man decide at the such control of the such days and the such

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

3. USE AND OCCUPANCY OF LEASED

a. The Leased Premises shall be the Tenant's only residence and except as otherwise permitted herein shall be used solely six sesidence for the Tenant and the members of the Tenant and tenants of the Tenant and the members of the Tenant and the members of the Tenant and the public housing household as the time of contract of the Tenant's of the Tenant's and the Tenant's household as unbourzed by the Owner and/or Managing Agent and NYCHA. The humbers of the Tenant's household as unbourzed by the Owner and/or Managing Agent and NYCHA are listed below. The Managing Agent and NYCHA before allowing any person is 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:

h The Tenuts shall use the Lessed Permises as residential dwelling for the Tenuan shall the Tenuan's household 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 Permises or permit it use for any other purpose, except that the Tenuan and sunforcized members of the Tenuan's household may seage in legal profitmaking activities incidental to the ground and surface and the search of the Commission of the Comm

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。

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

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.
- c. If required by law, the amount held as the security deposit will be held in an account bearing inserest at the banking instantion of prevailing rate. An annual payment of accreated inserset will be made in the security of a second to be a second payment of accreated inserset will be made in the second payment of accreated inserset will be made in the second payment of the deposit as may be required to pay for damage to the Leased Premises during the serm of this Leased. Premate carries out all of Tenant's obligations under this Lease, and if the Leased Premises is instrumed to Owner at the expuration of the lease term in the same condition as when reached by Tenant, ordinary wear and return of fall to Tenant, with accreated interest insertion, in fall to Tenant, with accreated interest insertion, in fall to Tenant angress to seek in Premise of the Contract of the second payment of the s
- 7. SUBLETTING/ASSIGNMENT. Tenant shall neither switch, the Gassed Fremises in whole or in part now stude the Leasted Premises in whole or in parts without the written consent of Owner, nor permit anyone got specifically indicated in this Lease to Secury the Leasted Premise. A sublet to exact the Leasted Premise A sublet tool objects not 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 circumstance which are not the fault of Owner, Teanat'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 Managing Agent, upon reasonable showes notice to the atent, shall be permitted to enter the Leaned-Premise, during reasonable bows for the pulses of seatonable bows for the pulses of seatonable managing routine impections and managinance, making improvements or region, or for showing the Leased Premises for releasing to to prospective mortgages. A witten distensive specifying the purpose of Owner's or Managing' Agent's entry, delivered to Liented Premises of least 2 days before such serry, shall be considered reasonable solvance notices if the Tennam fails to permit such earny to the contest if the Tennam fails to permit such earny to the Leased Premises of the earned premises and any time without prior notice to Tennatt when there is reasonable case to the Owner and/or Managing Agent may eater the Leased Premises at any time without prior notice to Tennatt when there is reasonable case to the Owner and/or Managing Agent may eater the Leased Premises at your time the other contests to the Owner and/or Managing Agent may enter the Leased Premises at any time without prior notice to Tennatt when there is reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts with a minimum of two attempts in a reasonable sumber of attempts and a reasonable sumber of atte

- 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 Tenant
- 12. FIRE AND CASUALTY DAMAGE. Tenant is required to advise Owner immediately in the Leased Premises partially or wholly unfit for occupancy. Owner shall repair the Lease Premises as soon as possible subject to any delays due to adjustment of insurance claims or any cause not under Owner's control. If part of the Leased Premises is unable, Tenant must pay rent for the origination of the control of the part of the control of the repairs shall be repaid to Owner by Tenant so

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。
- ❖ 新居民将来自由NYCHA租赁住房部管理的第8节 候补名单。

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

13. TENANT DEFAULT: In the event Tenant does not comply with any of the obligations of this Lease, 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 termination and Lease in accordance with the termination and grievance procedures 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 Nonfacation. HUD is incorporating additional termination notification requirements to comply with section 6 of the United States Housing Act of 1937 on may be amended, the "Act" for public housing projects that convert assistance under RAD and to non-RAD PBV mits located at the Development. In addition to the regulations at 24 CFR § 983.257, related to Owner termination of tenancy and eviction, the termination of procedure for RAD and non-RAD conversions to PBV will require adequate written notice of termination of the Lesse to Tenants which shall be
- i. A reasonable period of time, but not 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 violent 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.
- b. Griewnice Process Pursuant to the 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 resumments 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 a 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 recuired, and recuire 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 dispate 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 required under 24 CFR § 52.55(a) (1)(-)(v) (which relates to subsidy assistance under Section 8), NYCEA, 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)(i).
 - 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 their 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.
- c. Good Cause. Owner cannot terminate this

 Lease or refuse to renew this Lease except for good

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。

18. COMMON AREAS: Teannt shall not place baby carriages, bicycles or any other property in or on fire escapes, roofs, side-walks, entrance, driveways, elevators, statiways, 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 designated by Owner can be used for deliveries.

19. GARBAGE AND REFUSE: Garbage and recyclable items must be brought to be basement or other area designated by Owner in such a manner that Owner may direct. Cappets, mays, or other articles shall not be hung or shaken our of any window or bloody of the building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt; garbage or other substances out of the windows or into any of the balls, elevators, elevator shafts or any other public reast. Tenant shall not piace any any other public reast. 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 (t) et minimum subnicians for all resident the number and kinds of perts as it currently allowed by NCCHA for its residents, namely registration of the object cat under (25) recently five pounds with (either full breed or mixes breed) Dobernary Fluences, Ra Bull and Rottweller specifically problined and reasonable quantities of other persuands as small caged aimstal (garnisers, series), first and small caged aimstal (garnisers, series), sumes pigs), and (ii) does not charge per fees in excess of any per fees charged by NCPGHA for its residents. All pets must be maintained in accordance with the NYIC Health Code said the House Bulles Owner does not write the fight to demy or object to any other pet belonging to Tenantor any other Tenanto.

b. Hitenarias a dog or cat legally registered with NYCHA or reasonable quantities of other pets such as small caged butles (unch as parakeets, canazies), fish and small caged animats (such as humsters, perbits, guinea 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 premises.

c. Assistance Animals: An assistance animal must be registered with Managing Agent <u>before</u>

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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: Tenant hereby agrees to nordy Owlher if any chall when is no years of age or under accomple he least a fremient. Tenant shall not unfull any prick grant on any window without window; aware least to grant on any window without window; aware leastled by Owner. Tenant shall be liable to Owner for any violations issued to Owner as a result of glenant's failure to permit Owner to install window granted or for installing any gate or grant on any window in violation of law.

23. PEELING PAINT: Tenant hereby agrees to notify Owner of any paint within the Leased Premises that is peeling, cracking, flaking, bitsering 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, launding facilities in the building or television master animan 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 paste or sail any carpet, tile or linoideum to the floors. Tenast shall not apply wallpaper or other wall covering to the walls or ceilings. 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, dishwawher, air conditioner, refigerator, tink, garbage disposal, kitchen orbitech, stove, other machanical equipment or an external amenan is an apartment or ranke any other changes, alterations or improvements without the written consent of Owner.

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。

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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 DOMAIN: If the building, or any part of the building, is taken or condemned by a public authority or government agency, 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 Tenant of such government taking.

41. CONSTRUCTION/CONVENIENCE
Neighboring buildings may be the subject of
construction, renovation or demolition. Owner will
not be liable to Tenant nor stall Treast neets, bold
Owner liable for interference with views, lighthair
flow, or venilation, the covenant of quiet
enjoyment, or breach of the wargmty of habituhity,
whether such interference to temporary or
permanent, if such interference results from
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 not be construed as a waiver of Owner's rights. No waiver by Owner of any profession of the Lease can be made unless made in writing by Owner. Acceptance of rent by Owner with knowledge of the breach of any condition or term of this Lease is not a waiver of the breach.

43. RENEWAL: The "Term" of the Lease, defined as the period between the "Beginning" and the "Ending" dates described in the Lease, 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 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 that Lease the Tenant shall be sent to Tenant that Lease Pennise by regular mail except that any notice alleging failure to comply with any terms of this Lease shall be sent by certified mail to these shall be sent by Owner by certified mail to the softens on this Lease, or to such other address at Owner 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.

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

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)。

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

38. SUBORDINATION: The rights of Tenant, including all right gramed under the terms of this Lease, are and shall be subject to and subordinate to the terms of any mortage 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 mortage 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.

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41. CONSTRUCTION/CONVENIENCE,
Neighboring buildings may be the subject of
construction, resovation or demolition. Owner will
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Owner liable for interference with view, little airflow, or ventilation, the convenient of quietenjoyment, or breach of the wargants of anotherlist,
whether such interference is temporary or
permanent, if such interference results from
activities conducted on agiolining propriets.

42. NO WAIVER: The fature 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 right. No waiver by Owner of any portision of the Lease can be nanche unless made in writing by Owner. Acceptance of rent by Owner with incovincing of the breach of any condition or term of this Lease in not anwaiver of the breach.

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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 assistance, 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 is a signatory to the lease, in order to evict, remove, terminate occupancy right, or terminate assistance to any individual who is the Tenant or lawful occupant and who engages in criminal acts of physical Volence against family members or others. This action may be taken without evicting, removing, terminating

条款规定之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,您的租金将在五年內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





Curtis + Ginsberg Architects