



# HARLEM PACT

UPACA 5 & UPACA6

Resident Meeting #5:

Local Hiring &  
Social Service Plan

03/12/2024

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

# AGENDA

1. *PACT Overview (NYCHA)*
2. *Meeting 4 Recap: Lease Signing Process*
3. *Hiring Plan*
4. *Social Service Plan*
5. *Project Updates*
6. *Question & Answer Forum(Q&A): Access to PACT Team*



# 1. PACT Overview



# 1. PACT Overview:

## What is PACT

- NYCHA needs \$78 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

### PACT Investments & Improvements



*Renovated apartment at Twin Parks West*



*Site improvements at Baychester*



*Repaired roof and solar panel system at Ocean Bay (Bayside)*



*Renovated building entrance at Ocean Bay (Bayside)*

# 1. PACT Overview

## How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

### COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

### PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

### ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

### PUBLIC CONTROL: NYCHA & RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.

*\* PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.*

# 1. PACT Overview

## PACT Resident Protections

- All residents **continue to pay 30% of their adjusted gross household income\*** towards rent.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All existing households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year**, and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents have the opportunity to **apply for jobs** created by PACT.

*\*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.*



## 2. MEETING 4 RECAP



## 2. MEETING 4 RECAP:

### Lease Signing Overview Process

- ❖ What is a lease?
  - ❖ A lease is a binding contract between a landlord and resident for a specified period.
  - ❖ Lease agreements outline the responsibilities of both the landlord and resident.
  - ❖ Lease agreements outline resident rights.
- ❖ Every household must sign a new lease. This is a critical part of the Harlem PACT conversion
- ❖ Residents will receive a copy of the sample PACT lease prior to lease signings.
- ❖ Residents will have an opportunity to contact the Lease Signing Team or Legal Aid Society with any questions or concerns about their lease.
- ❖ Lease signings will be held at your respective building & each household will have a dedicated appointment.
- ❖ Appointment notices along with the list of required documents will be mailed prior to your lease signing (Government-Issued Photo ID required for tenant of record and co-lessee).
- ❖ If you require a special accommodation to sign your lease, such as a home visit, please contact the Lease Signing Team upon receiving your appointment.
- ❖ Harlem PACT residents will transition from **Section 9 (Public Housing)** to **Section 8 Project Based Voucher**. Residents will pay 30% of total adjusted gross household income towards the rent.



# 3. HIRING PLAN:

## Section 3 & Local Hiring Commitment

**Section 3** is a Federal program to facilitate training and employment opportunities for low and very low-income individuals.

We are committed to successfully executing the Section 3 program on the Harlem PACT project.

### **Property Management Jobs** (Permanent Positions)

We are committed to hire Section 3 residents for 50% of our property management positions.

### **Construction Jobs** (Full-Time/Part-Time)

We are committed to hire Section 3 residents across various trades and offer free OSHA 40 construction safety trainings for potential applicants.

# 3. HIRING PLAN:

## Section 3 & Local Hiring Commitment

The PACT Partner team will be hiring for:

- ❖ **Property Management Jobs** (Permanent Positions)  
Full-time and Part-time positions will be available  
Expected hiring timeline: Summer 2024
- ❖ **Construction Jobs across various trades** (Part-Time/Full-Time)  
All positions will be Full-time  
Job duration varies across trades/scope of work  
Expected hiring timeline: Fall 2024

### Project Highlights

- ❖ Entry level positions
- ❖ Work within walking distance from home
- ❖ Hiring preference will be given to Authorized NYCHA residents (must be on lease)

# 3. HIRING PLAN:

## Property Management Jobs

### **Property Management Jobs**

- ❖ Hiring is expected Summer 2024
- ❖ On-site resident recruitment events for upcoming jobs will be conducted in coordination with REES
- ❖ conduct recruitment events in coordination with REES to for upcoming jobs
- ❖ PACT Team will source and train candidates
- ❖ Retention-focused programming
- ❖ Focus on career path creation through professional development

### **Expected Property Management Positions:**

- ❖ Superintendent (32BJ, Permanent, On-Site Staff)
- ❖ Handyman (32BJ, Permanent, On-Site Staff)
- ❖ Porter (32BJ, Permanent, On-Site Staff)

# 3. HIRING PLAN:

## Construction Jobs

### Section 3 Hiring

- ❖ NYCHA Harlem PACT Residents (Must be on lease)
- ❖ Section 3 Residents

### Community Partners and Liaisons

- ❖ Building Skills NY (For construction position)



### Hiring Requirements

- ❖ Authorized Harlem PACT resident (Must be on lease)
- ❖ Updated Resume
- ❖ A valid 40 HR. OSHA Certification  
(Free OSHA training class offered to interested NYCHA Residents)
- ❖ All workers must be at least 18 years of age
- ❖ A valid ID card
- ❖ 3 - 6 months of construction experience

# 3. HIRING PLAN:

## Construction Jobs

### Construction Jobs (Short term/Temporary)

- ❖ Hiring expected Fall 2024
- ❖ Partnered with Local 79 and local organizations on hiring Section 3 and local residents
- ❖ Free OSHA 40 classes
- ❖ Partner organizations will provide applicant support, monitoring, soft skills training, and retention



### Expected Construction Trades:

- ❖ General Labor
- ❖ Painting
- ❖ Flooring
- ❖ Plumbing
- ❖ Masonry
- ❖ Window Installation
- ❖ Roofing
- ❖ Carpentry
- ❖ Landscaping
- ❖ Electrical

# 3. HIRING PLAN:

## Next Steps

### 1. Update your resume

❖ For resume assistance– contact REES:

❖ REES Project Manager:

Nataisia Fields, 718-218-1513

[Nataisia.Fields@nycha.nyc.gov](mailto:Nataisia.Fields@nycha.nyc.gov)

or

❖ NYCHA REES Hotline: 718-289-8100



### 2. Apply:

❖ Via email – send resume to: [contact@harlempact.com](mailto:contact@harlempact.com)

or

❖ Via website: [www.HarlemPACT.com/Jobs](http://www.HarlemPACT.com/Jobs)



# 4. SOCIAL SERVICE PLAN



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## Resident Needs Survey Results

**Thank you!**

Over 50% of your neighbors responded to social service survey!

### **Survey Response Highlights:**

1. Home and building repair needs
2. Building and community safety concerns
3. Want workshops on mental and physical health
4. Need more access to resources
5. Desire for community engagement activities



## 4. SOCIAL SERVICE PLAN

### Social Service Partners



LSA Family Health Service  
333 East 115th Street  
Phone: 646.672.5200  
New York, NY 10029  
<https://littlesistersfamily.org>



AAFE  
108 Norfolk Street  
Phone: 212.979.8381  
New York, NY 10002  
<https://AAFE.org>

# 4. SOCIAL SERVICE PLAN

Social Service Partner: LSA



**LSA FAMILY  
HEALTH SERVICE**

## OUR PROGRAMS



**MATERNAL INFANT HEALTH**



**PARENTING AND CHILD  
DEVELOPMENT**



**THE SHARING PLACE THRIFT  
STORE**



**FAMILY SUPPORT SERVICES**



**ENVIRONMENTAL HEALTH  
SERVICES**



**K-5 ENRICHMENT**



**MENTAL HEALTH SERVICES**

# 4. SOCIAL SERVICE PLAN

Social Service Partner: AAFE



亞洲人平等會

ASIAN AMERICANS FOR EQUALITY



## Community Care & Engagement:

Food Pantries, Advocacy,  
Civic Participation



## Community Services:

Housing Rights, Social Services,  
Immigration, Youth Programs

# 4. SOCIAL SERVICE PLAN

## Resident Support Services

- ❖ Full-time Resident support personnel
- ❖ Permanent on-site offices
- ❖ Weekly office hours at each building
- ❖ Comprehensive Case Management
  - ❖ SNAP and Entitlement Applications
  - ❖ Recertifications
  - ❖ Blood Pressure Checks and Health Care Resources
  - ❖ Computer Access and Support
  - ❖ Language Interpretation and Support
  - ❖ Referrals for a variety of services including Tax Prep, Meal Services, Medical Care, and ESL and Educational Resources

# 4. SOCIAL SERVICE PLAN

## Service Coordination

- ❖ **The Social Service Partners are well established in the community and will use their relationships and experience to coordinate services for residents customized to each development.**
  - ❖ Work with other local service providers to bring additional services to residents
  - ❖ Work with resident leadership on future programming
  - ❖ Drive resident participation
  - ❖ Coordinate events, educational activities and holiday gatherings.
  - ❖ Coordinate with existing programs and service providers, ensuring services continue to meet resident needs and gaps are filled
  
- ❖ **Based on resident participation and feedback, the targeted services will be updated.**

# 4. SOCIAL SERVICE PLAN

## Workshops

- ❖ **The Social Service Partners will host workshops in collaboration with local partners:**
  - ❖ Resident Services: Pest control, new apartment technology, etc.
  - ❖ Nutrition and wellness
  - ❖ Individual and community safety
  - ❖ Computer basics
  - ❖ Know your rights
  - ❖ Mental Health
  - ❖ Emergency Preparedness
  
- ❖ **Workshops will be created on an ongoing basis based on resident needs and feedback.**

# 4. SOCIAL SERVICE PLAN

## Programs & Activities

- ❖ The Social Service Partners will work with residents to create ongoing programs and activities.
  - ❖ Community building events
  - ❖ Senior health and fitness
  - ❖ Youth Afterschool Activities
  - ❖ Arts and crafts
  - ❖ Holiday events
  - ❖ Social events
  - ❖ Outdoor activities



## 5. PROJECT UPDATES





# 5. PROJECT UPDATES

## Upcoming Events

Look for notices on the following upcoming events:

- ❖ Lease Signing – Individual Appointments (Spring)
- ❖ Model Units Tours (March/April)
- ❖ Meeting to present interiors and landscape design plans (Summer)
- ❖ OSHA 40 Training (Summer)
- ❖ Job Fairs (Spring/Summer)



# 6. Question & Answer Forum

## Access to Team



### CONTACT PACT:

- ❖ Please do not hesitate to reach out to us directly with any additional questions, comments, or concerns. Thank you!

#### Phone:

English Language: 646-527-7200

Spanish Language: 929-209-0403

Chinese Language: 322-255-2177

#### Email:

[contact@harlempact.com](mailto:contact@harlempact.com)

#### Website:

[www.HarlemPACT.com](http://www.HarlemPACT.com)