



HARLEM PACT

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HARLEM SCATTERED SITES

Resident Meeting #6:

Lease Signing &
Project Overview

October/November 2024

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

RESIDENT MEETING #6

AGENDA

1. **PACT OVERVIEW (NYCHA)**

- *What is PACT?*
- *How PACT Works*
- *PACT Resident Protections*

2. **HARLEM PACT PROJECT OVERVIEW**

- *Project Timeline*
- *Key Points*
- *Social Service Plan*

3. **LEASE SIGNING OVERVIEW**

- *Process Overview*
- *Key Point*

4. **UPCOMING EVENTS**

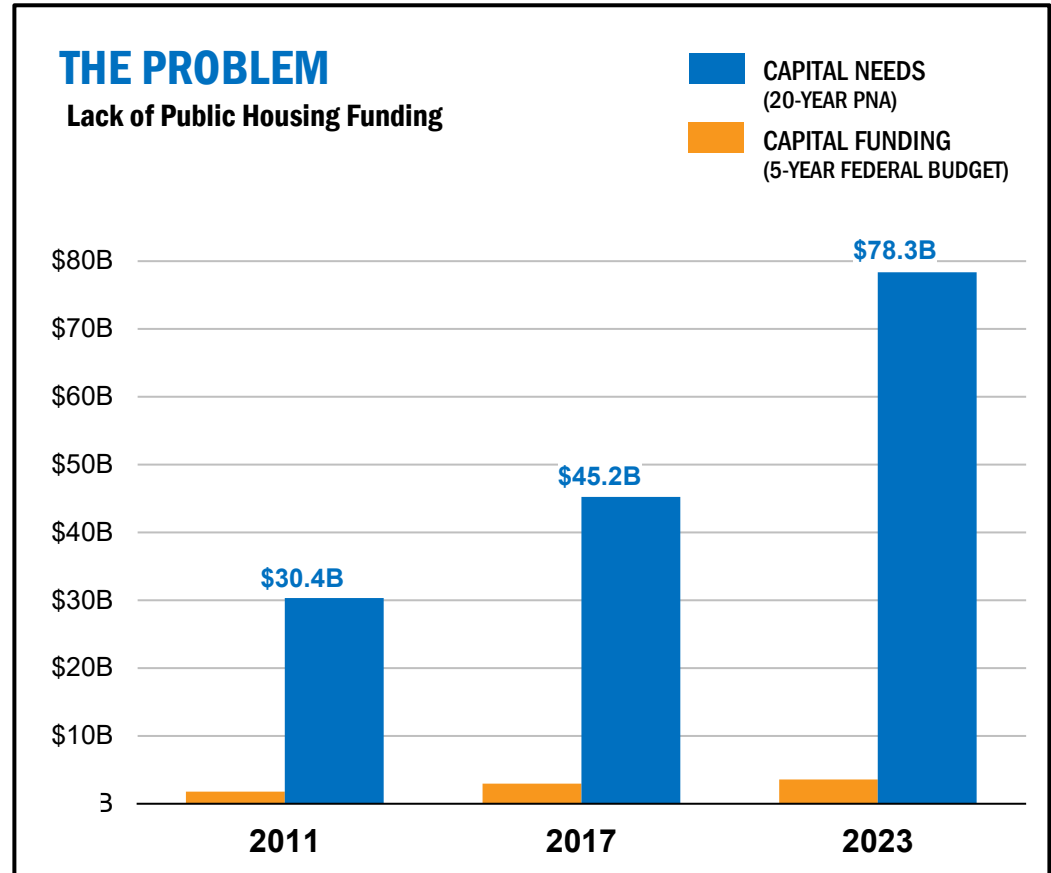
5. **QUESTION & ANSWER FORUM (Q&A)**

- *Access to PACT Team*

1. PACT OVERVIEW

What is PACT?

- NYCHA needs \$78.3 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.



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.

1. PACT OVERVIEW

PACT Resident Protections

RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards rent.*

*Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the **right to return** to their original apartment after the renovations are complete, and the PACT partner will pay for any packing and moving expenses.

RIGHT-SIZING

All households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

RESIDENT ORGANIZING

Residents continue to have the **right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

JOB CREATION

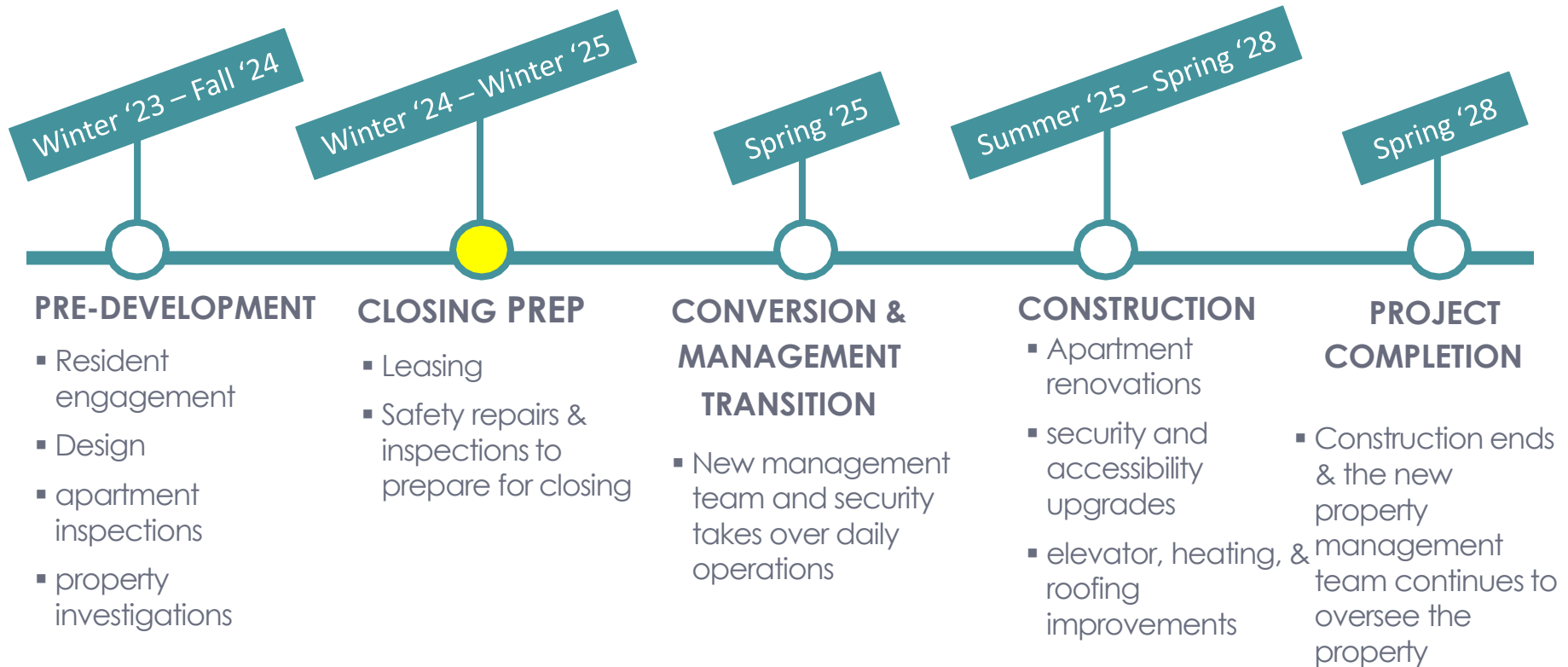
The PACT partner is required to set aside 25% of all labor hours for **NYCHA residents** seeking employment in construction or property management.

For more detailed information, please scan the QR code or visit the Resident Resources page on our PACT Website: on.nyc.gov/nycha-pact



2. HARLEM PACT PROJECT OVERVIEW

PROJECT TIMELINE



NYCHA continues to manage each property until conversion

2. HARLEM PACT PROJECT OVERVIEW

KEY POINTS

HOW WILL CONSTRUCTION BE PHASED?

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

WHO PAYS UTILITIES?

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

WHAT IS THE SECURITY PLAN?

- ❖ Dedicated in-house professional security team and guard
- ❖ Customized approach for each property
- ❖ Collaboration with Resident Watch
- ❖ Key fobbed entry to all buildings
- ❖ New safety lighting in all outdoor areas, entrances, and common areas
- ❖ Fencing and key fobbed gates where appropriate

2. HARLEM PACT PROJECT OVERVIEW

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 Assistance
- ❖ Language Interpretation and Support
- ❖ Referrals for a variety of services including Tax Prep, Meal Services, Medical Care, and ESL and Educational Resources

SOCIAL SERVICE PARTNERSHIPS

- ❖ LSA – Little Sisters of the Assumption Family Health Services
- ❖ AAFE – Asian Americans for Equality

2. HARLEM PACT PROJECT OVERVIEW

SOCIAL SERVICE PARTNERS



**LSA FAMILY
HEALTH SERVICE**

PROGRAMS



- Maternal Infant Health



- Parenting & Child Development



- The Sharing Place Thrift Store



- Family Support Services



- Environmental Health Services



- K-5 Enrichment



- Mental Health Services



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

3. LEASE SIGNING OVERVIEW

PROCESS OVERVIEW

LEASE SIGNING PREPARATION

- ❖ **PACT SAMPLE LEASE:** Residents will receive a copy of the sample PACT lease prior to lease signings.
- ❖ **LEASE REVIEW ASSISTANCE:** Residents will have an opportunity to contact the Lease Signing Team or Legal Aid Society with any questions or concerns about their lease.
- ❖ **LEGAL ASSISTANCE:** There is also a dedicated Legal Aid Society hotline for residents as another layer of support. The team at Legal Aid can help answer any questions or concerns you may have about the lease agreement – free of charge! [Legal Aid Hotline: \(212\) 298-3450](tel:2122983450)

LEASE SIGNING APPOINTMENTS

- ❖ **LOCATION:** Lease signings will be held at your respective building & each household will have a dedicated appointment.
- ❖ **REQUIRED DOCUMENTS:** 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).
- ❖ **ACCOMODATIONS:** If you require a special accommodation to sign your lease, such as a home visit, please contact us upon receiving your appointment. If a resident is unable to meet in person, the Lease Signing Team can accommodate signing electronically.

3. LEASE SIGNING OVERVIEW

PACT LEASE KEY POINTS

- ❖ **SECTION 8:** Residents automatically qualify for Section 8 through the PACT program.
- ❖ **RENT:** Your rent will remain 30% of your adjusted gross household income. If you currently pay flat rent, your rent will increase over a five-year period to 30% of your adjusted gross household income.
- ❖ **PETS:** Pets are permitted for current residents. You must register your pet(s) with NYCHA before the conversion. You will also be able to register your pet(s) with us during your lease signing appointment.
- ❖ **RENEWAL:** Residents will sign a 1-year lease and will be granted an automatic renewal upon annual recertification.
- ❖ **UTILITIES:** There will be no change to how residents pay for utilities.
- ❖ **GRIEVANCE PROCESS:** Grievance processes will remain in place.
- ❖ **VACANCIES:** Vacancies at your site will be filled from the development's Site Based Waiting List administered by NYCHA's Section 8 Leased Housing Department.
- ❖ **HOUSE RULES:** You will receive House Rules with your PACT lease. The House Rules for your site were created in collaboration with NYCHA and your Resident Associations to enhance the quality of life for all residents. House Rules aid in fostering an environment where all residents can respectfully and peacefully enjoy their home.

The House Rules include protections for victims of domestic violence, dating violence, sexual assault, and stalking through the Violence Against Women's Act (VAWA). These protections are available to ALL individuals regardless of sex, gender identity, or sexual orientation.

4. UPCOMING EVENTS

LOOK FOR NOTICES ON THE FOLLOWING

- ❖ **LEASE SIGNING:** Individual appointments (Fall-Winter)
- ❖ **MODEL UNIT TOURS:** Model unit tours (Fall-Winter)
- ❖ **RESIDENT MEETING:** Meeting to present interiors and landscape design plans (Winter)
- ❖ **TRANSITION PLAN:** Introduction to Management Team and Transition Plan (Spring)



5. QUESTION & ANSWER FORUM

ACCESS TO TEAM



MCCORMACK
BARON
SALAZAR

CONTACT HARLEM PACT PARTNERS

Please do not hesitate to reach out to us directly with any additional questions, comments, or concerns.

❖ PHONE

- English Language: (646)527 - 7200
- Spanish Language: (929)209 - 0403
- Chinese Language: (322)255 – 2177

❖ E-MAIL

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❖ WEBSITE

- www.HarlemPACT.com