



HARLEM PACT

Resident Meeting #7:

Construction Design and Schedule Overview

March 2025

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

AGENDA

1. *PACT Overview (NYCHA)*
2. *Design and Planned Work*
3. *Construction Schedule*
4. *Upcoming Events*
5. *Question & Answer*

Project Timeline



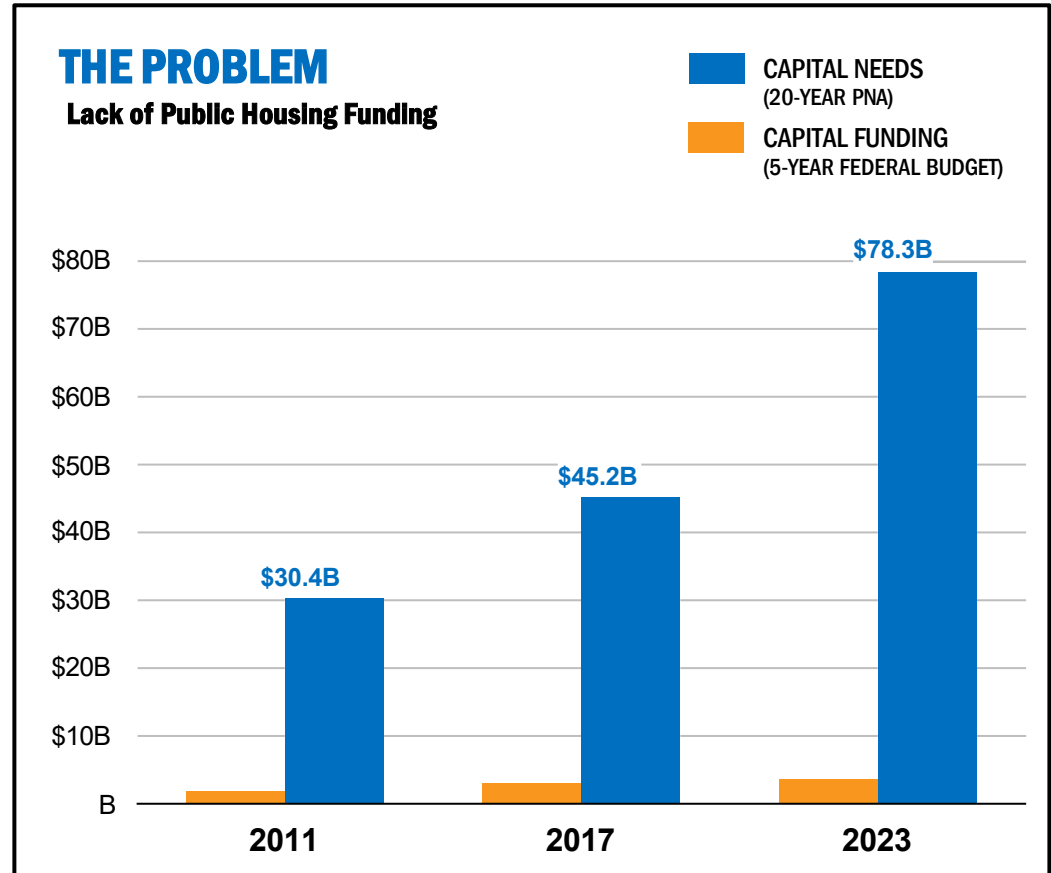
1. PACT Overview



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.



Independence



Ocean Bay (Bayside)

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. Scope & Design



Building Systems

Building wide systems will be repaired or replaced for safety, comfort, and modernization

Exteriors

- Roof replacement
- Exterior brick repair
- New windows throughout

Elevator

- Upgraded elevator systems including new equipment
- New cab finishes

Heating & Plumbing

- New boiler and replacement of radiators
- Plumbing repairs and replacement of leaking waste lines

Security

- Robust security camera system throughout
- Secure gates surrounding all areas
- New intercom system and key fob entry for all gates and doors
- New mailboxes and package lockers for deliveries



Safety & Security

- Cameras
- Gates surrounding property
- Bright lighting
- Key fob access required
- Intercom for guests
- Security Guard at lobby
- New building entrance for safety and security

Image for illustrative purposes only, final design subject to approval.

Wall reinforcement
for proper mounting

Electrical upgrades

Asbestos and lead if
present will be removed

Wall patching

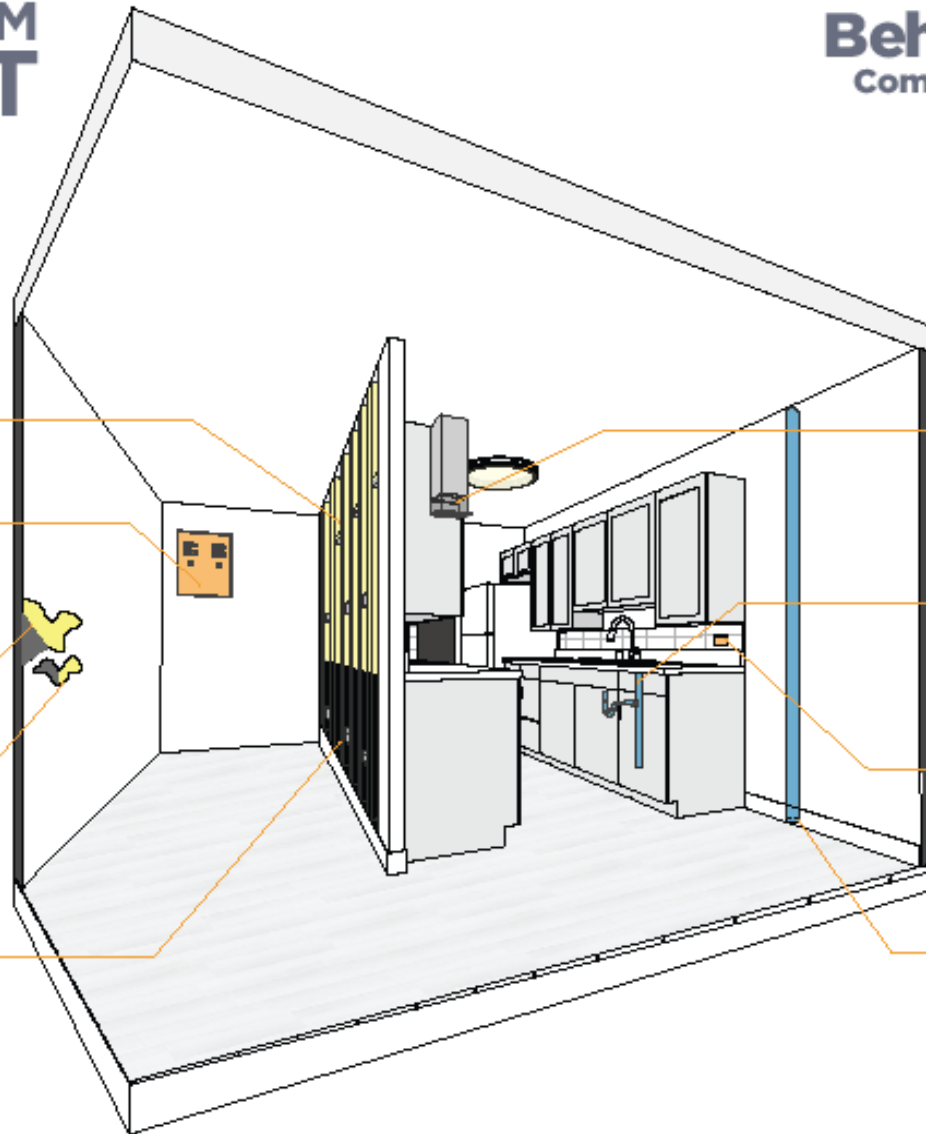
Rodent barrier
behind cabinetry

Ventilation through
cleaning of all ducts

New plumbing and pipes under
the cabinets and behind the walls

Water safe GFCI outlets

Heating Insulated for
safety and comfort



One new in-window or in-sleeve air conditioner will be provided and installed in each living room.
Additional air conditioners can be installed at tenant's cost/request

Apartments



Kitchen Renovation

- Appliances
- Range hood
- Cabinets
- Plumbing fixtures
- Tile backsplash
- Lighting
- Electrical Outlets
- Flooring

Image for illustrative purposes only, final design subject to approval.

Apartments



Bathroom Renovation

- ADA toilet
- Tub & Surround
- Medicine cabinet
- Vanity cabinet
- Plumbing fixtures
- Lighting
- Electrical Outlets
- Tile Flooring

Image for illustrative purposes only, final design subject to approval.

Interiors – Corridors



Corridor Renovation

- Cameras
- Bright lighting
- New safety signage
- Fresh paint
- New flooring
- Expanded trash chute doors
- New apartment entrance doors and hardware

Image for illustrative purposes only, final design subject to approval.

Interiors – Stairwells



Stairwell Renovation

- Cameras
- Bright lighting
- Bright paint colors to encourage stair use
- New signage

Image for illustrative purposes only, final design subject to approval.

Resident Spaces



Available cellar spaces will be converted to resident amenity spaces

- Laundry
- Recycling
- Resident Meeting Room



Image for illustrative purposes only, final design subject to approval.

3. Construction Schedule



Preliminary Construction Schedule

❖ This schedule is meant to illustrate the current planned sequence of work and is subject to change.

131 St Nicholas Ave

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Mobilize	■	■	■	■																																
Roof					■	■	■	■																												
Façade									■	■	■	■	■	■																						
Windows									■	■	■																									
Interiors (Apts)															■	■	■	■	■	■	■	■	■													
Elevator																																				
Boiler									■	■	■	■																								
Outdoor Space																																				

4. Upcoming Events



Upcoming Events

Look for notices on the following:

- ❖ Lease Signing – Individual Appointments
- ❖ Conversion Meeting - Introduction of Management Team and Transition Plan(Spring/Summer)
- ❖ Conversion



5. 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!

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