



# 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. *Temporary Moves*
5. *Upcoming Events*
6. *Question & Answer*

# Project Timeline



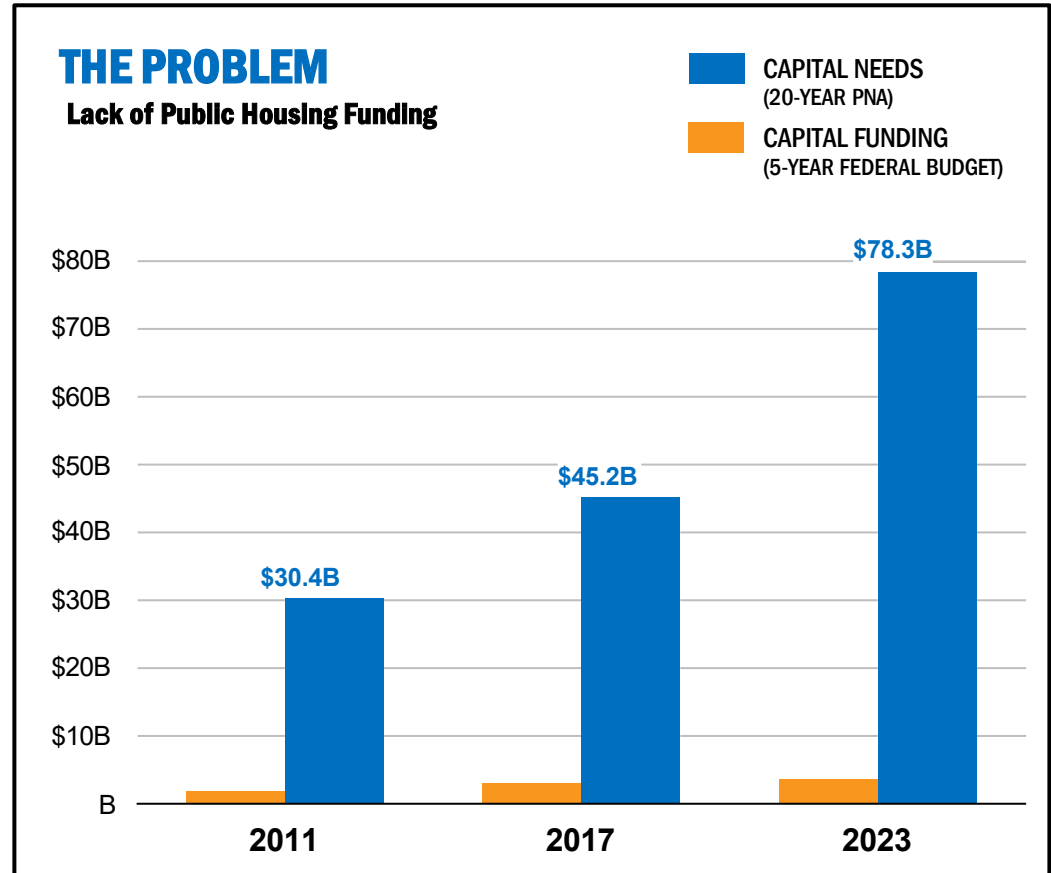
# 1. PACT Overview



# 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.

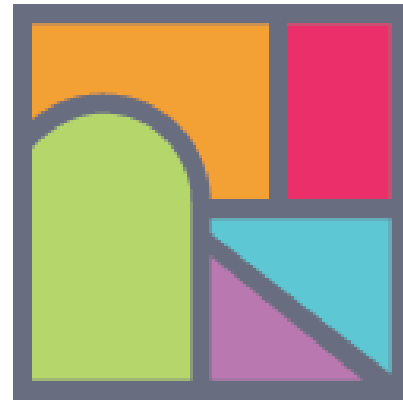
### JOB CREATION

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](https://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

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

Remove old flooring, repair wood  
structure and make floor level

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

- ❖ Community Room – Vacant Spaces will be renovated for use as a community room for resident meets, services & workshops.



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

# Resident Spaces

- ❖ Laundry Rooms – New laundry rooms to be opened in each building.



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



# Entrance and Building Accessibility

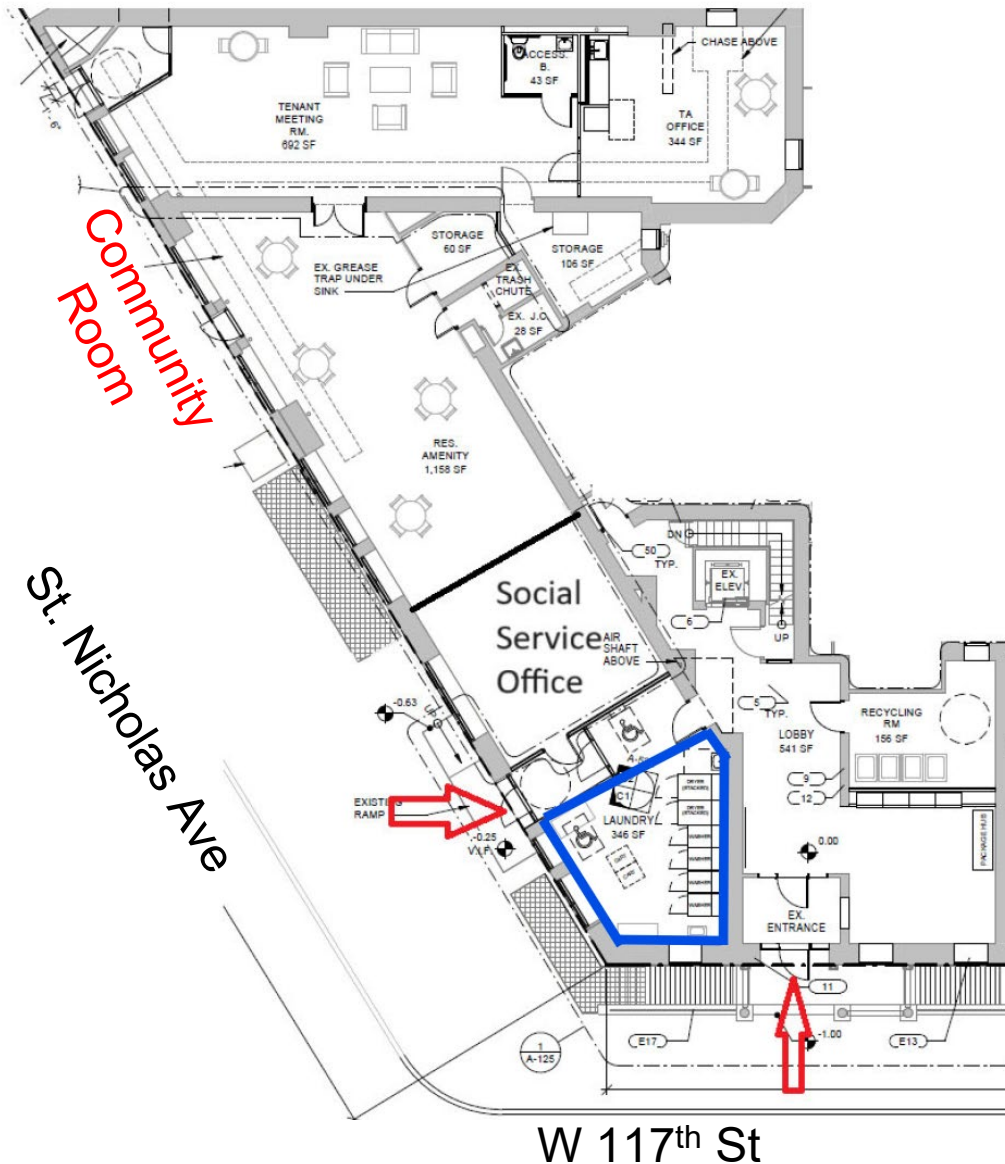
- ❖ Entrances at each building will be made accessible for residents with disabilities. Temporary ramps will be removed and replaced with permanent ramps.



- ❖ The accessible entrance to 203 W 117<sup>th</sup> St will be moved to the ramp entrance on St. Nicholas Ave.
- ❖ Safety & Security: Key fob access, new intercoms, cameras inside and outside the building and in all common areas, new interior and exterior lighting.

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

# Resident Spaces – 203 W 117<sup>th</sup> St



- The accessible entrance to 203 W 117<sup>th</sup> St will be moved to the ramp entrance on St Nicholas Ave.
- New laundry room for 201 & 203 (blue)
- Social Service Office
- Community Room
- Recycling Room

W 117<sup>th</sup> St

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

### 3. Temporary Moves



# Temporary Move Overview

- ❖ The work in some developments includes a large amount of asbestos abatement and work that is so extensive that residents are required to temporarily move.
- ❖ All temporary moving costs will be completely covered by the Development Team
- ❖ All households have a right to return to their original apartment which will be documented in a Temporary Move Agreement
- ❖ Upon return: Fully renovated home
- ❖ A dedicated temp move team will meet your household one-on-one discuss your needs as part of our planning and support you throughout the process.
- ❖ Our consultant, HousingToHome (HTH), are experts in the process and have completed thousands and successful temporary moves, including for PACT.

# HousingToHome (HTH)

- ❖ HTH is a Woman Business Enterprise that provides temporary moves, resident engagement, and community building services.
- ❖ HTH's Mission: "To support our clients and the residents we serve through housing and the residents we serve through housing transitions and development."
- ❖ HTH will train and work with the dedicated team for your development to make sure all households receive the services they need.

# Temporary Moving Assistance

## ❖ Relocation Advisory Services and Counseling

- A Relocation Manager will meet with you to explain the renovations planned for your home and conduct a survey to understand your household needs and preferences.
- The Renovation Needs Assessment meeting will be scheduled with households in order of buildings being renovated.

## ❖ Notifications

- Notice of Nondisplacement
- 90 and 30 Days Written Notice before you need to move.
- Written, phone, in-person updates by your Relocation Manager in the time leading up to your move.

# Temporary Move Process

- ❖ Later this year, residents will receive a formal notice called the Notice of Non-displacement. This notice outlines your protections and is a HUD requirement.
- ❖ It is anticipated that the first group of residents will begin moving 4 months after the conversion. The second group will begin moving after the first group returns to their homes.
- ❖ Relocation Managers will conduct individual assessments with each household (Renovation Assessment ) to explain relocation timing & process and collect household information to help identify comparable housing.
- ❖ ALL residents will go through the same process: formal communication notices, one-on-one meetings to provide 90 day, 30 day notices, 2 week notices, provide any construction work related information, notify residents on the duration of construction in their units and provide packing materials, and provide information on how to pack.

# Temporary Move Options

1. Temporary move to a vacant apartment within your development or at one of the other developments in Harlem PACT.
2. Choose to stay with friends and family and receive a stipend for the days out of your unit. This stipend will be based on the number of weeks you have to be out of your unit during renovations and you'll receive the same moving assistance but to a secure storage unit. This process will be explained more to interested residents during the Renovation Assessment and one-on-one meetings.

\*NO HOUSEHOLD WILL INCUR ANY COSTS AS PART OF THE MOVE\*



# Temporary Move Notification Process

<b>Timing</b>	<b>Notification</b>
Conversion	Temp move guide and timeline for all moves circulated to residents
5 weeks before temp move	Notices circulated
4 weeks before temp move	Building-Wide Meeting
1-4 weeks before temp move	One-on-ones with Relocation Managers to review Temp Move Agreement
1 week before temp move	Building "Spring Cleaning"
5 days before temp move	Check-in
3 days before temp move	Check-in and scheduling time for movers
Moving Day	Movers and Cleaners arrive with oversight from Relocation Managers

# Timeline and What to Expect

	<b>What to Expect?</b>	<b>Your Responsibility</b>
<b>30-90 Days Before Temporary Move</b>	Relocation Managers will meet 1on-1 with each household to complete the Relocation Needs assessment.	Schedule a time to meet with the HTH team to complete the assessment when they call or leave a notice at your door. Meetings last between 30-60 minutes depending on questions and concerns.
<b>30 Days Before Temporary Move</b>	Includes temporary relocation unit address and packing materials and boxes to prepare for your move. You will also receive a copy of the Temporary On-site Move Agreement to review.	Review the notices and Temporary On-site Move Agreement. Begin packing your closets and loose items. Inform your Relocation Manager if you need packing assistance.
<b>Move Day</b>	licensed, insured and bonded moving company will complete your move in one day to your temporary relocation unit. All items will be moved with you.	A Be present and ready on your move day. Let HTH know of bulk items you want to discard and empty your refrigerator and apartment of trash. You will need to give your keys to your Relocation Manager by 5pm on move day.
<b>Renovation Complete &amp; Return Move Day</b>	You will receive a 15 days notice before your unit is ready for your can return home. A moving company will complete your return move in the same manner as your move-out.	Please be present and ready on your return move day. Give your Relocation Manager the keys to your temporary relocation unit.

# What happens on Moving Day?

- Moving company and cleaning company arranged by Relocation Managers
- Property inventory to ensure safety and security documented with pictures and video
- Sign-off on moving, cleaning, and inventory list
- Relocation Managers will work with households on reviewing and signing the relocation agreement

*Additional support services will be available on moving day*

# After Your Move

- Once your household is relocated, your Relocation Manager will remain your key point of contact.
- Your Relocation Manager will ensure your property was moved safely, provide updates and inform you of any changes, provide moving materials and information for your move back, and answer any questions related to relocation back home and construction updates.
- Households will remain in the temporary location for approximately 6-8 weeks as work is completed in their apartment
- Moving back:
  - Residents will have a chance to inspect their original unit prior to moving back home
  - Residents must ensure their property is packed and labeled in boxes or bags
  - You will return to your newly renovated home upon completion!

# 4. Construction Schedule



# Preliminary Construction Schedule

❖ This schedule is meant to illustrate the current planned sequence of work and is subject to change. Sequence of temporary moves to be determined.

## Taff Rehab

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	37	
Mobilize	■	■	■	■																																		
Roofing Multi-building					■	■	■	■																														
Façade Multi-building										■	■	■	■	■	■	■																						
Windows Multi-building										■	■	■	■																									
Interiors																																						
218 W 112 <sup>th</sup> St					■	■	■	■	■																													
201 W 117 <sup>th</sup> St													■	■	■	■	■	■																				
203 W 117 <sup>th</sup> St																					■	■	■	■	■	■	■	■										
95 W 119 <sup>th</sup> St																																						
Elevators Multi-building													■	■	■	■	■																					

# 5. 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





# 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)