

# UAC PACT PARTNERS

INTRODUCTORY PRESENTATION  
NOVEMBER 1, 2022

PLANNING  
FOR PACT



UNION AVENUE CONSOLIDATED PACT PARTNERS







# MEETING AGENDA

**1. PACT Overview**

**2. PACT Partners Intro**

**3. PACT Partners Experience:  
Before & After**

**4. Project Overview**

**5. Timeline**

**6. Next Steps**

**7. Q&A**





# WHAT IS PACT?

NYCHA needs \$40 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 converted 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)

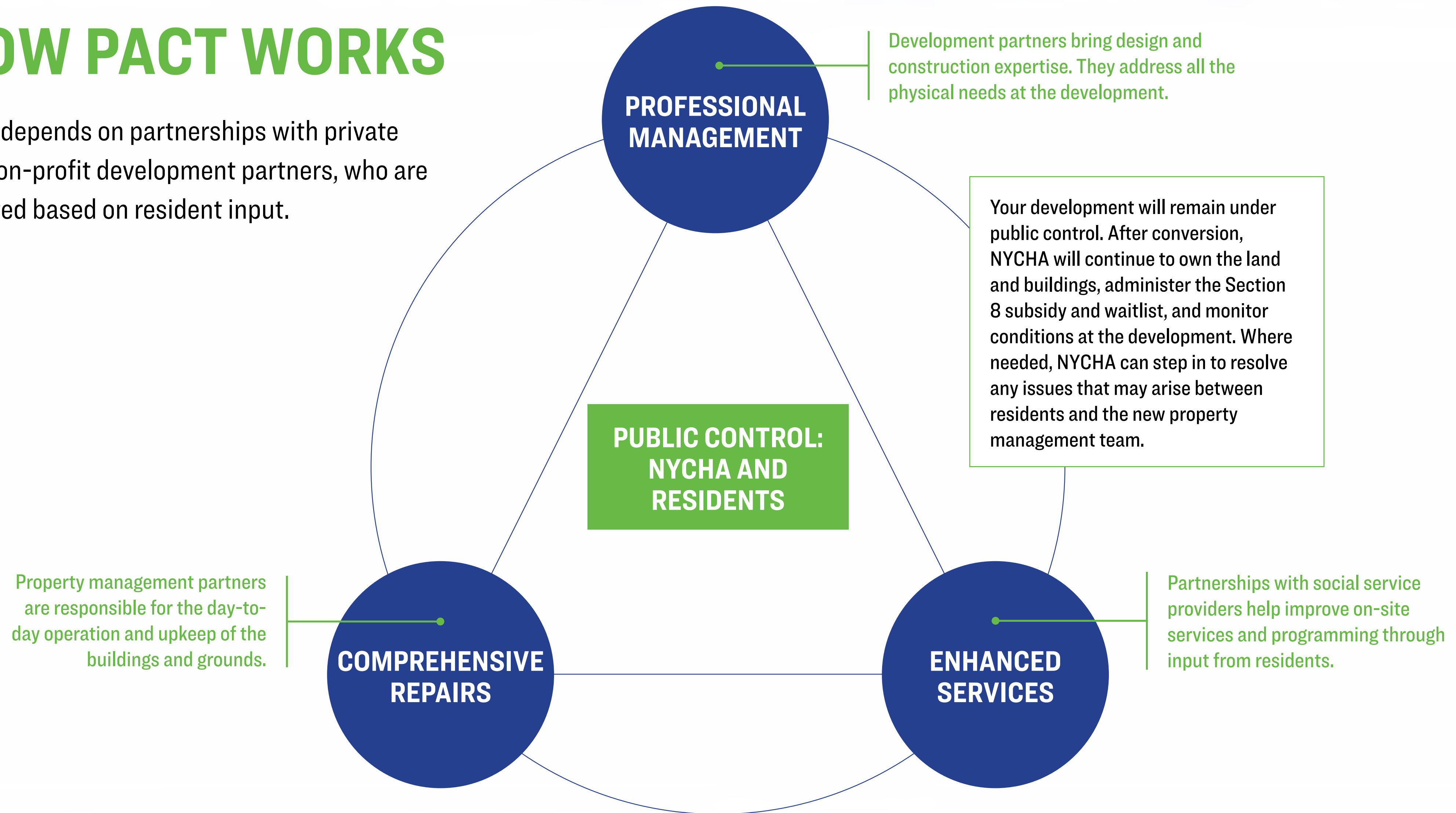


Renovated building entrance at Ocean Bay (Bayside)



# HOW PACT WORKS

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



# PACT RESIDENT PROTECTIONS

- **Rent** will be **30% of your household's income**.\*
- You will have the **right to organize**.
- **Resident associations** will continue to receive funding.
- You will have the **right to renew** your leases.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add relatives** onto your leases.
- You will continue to have **succession rights**.
- You will be able to have **grievance hearings**.
- You will 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.



# DEVELOPMENT TEAM MEMBER



Real estate firm  
focusing **exclusively**  
**on affordable**  
**housing**

Nearly 9,800 units  
owned and managed

9,563 units in NYC,  
1,587 units in the  
Bronx

21 properties  
containing more than  
4,300 Project-Based  
Section 8 units





# DEVELOPMENT TEAM MEMBER



Omni New York LLC

Developer focused on **renovating and preserving affordable housing**

Over 17,500 units affordable units owned and operated since 2004

9,545 affordable units in NYC, including 4,405 in the Bronx

Nearly 12,000 units with rental subsidies





# DEVELOPMENT TEAM MEMBER



Minority- and Woman-Owned Business with over 15 years of experience in real estate investment and development

Over 4,623 units acquired and/or under development, including 2,625 RAD units

Focused on creating dynamic and affordable housing opportunities in New York City

Experience with RAD conversions including Brooklyn Bundle II with Omni and Arker





# GENERAL CONTRACTOR



CHATEAU GC LLC



RENEWAL  
CONSTRUCTION SERVICES

Joint Venture:  
Renewal Chateau LLC

70 tenant-in-place  
rehab totaling nearly  
20,000 units

Renewal  
Construction  
Services owned by  
Omni

Chateau GC LLC  
owned by Arker



Independence Towers



Weeksville Gardens



# PROPERTY MANAGEMENT



Progressive Management, a property management company owned by the Arker Companies, will manage the developments.

Progressive will:

Respond to repairs quickly and ensure that issues are resolved

Provide open lines of communication with residents

Implement comprehensive cleaning and trash management system





# PACT EXPERIENCE: BROOKLYN BUNDLE II



**RENEWAL**  
CONSTRUCTION SERVICES

Warren Street – Renovated Exterior

Omni, Arker and Dabar together worked with NYCHA to convert Brooklyn Bundle II:

- Largest RAD/PACT conversion to date with 2,625 units
- Converted in February 2020
- Construction began in March 2020, 95% Complete



Williams Plaza – Renovated Kitchen





# BEFORE & AFTER: EXTERIOR & LANDSCAPING



Warren St Houses  
Completed 2022



RENOVATED



# BEFORE & AFTER: PLUMBING



Berry St Houses  
Completed 2022



# BEFORE & AFTER: BOILER ROOM



Independence Towers  
Completed 2022



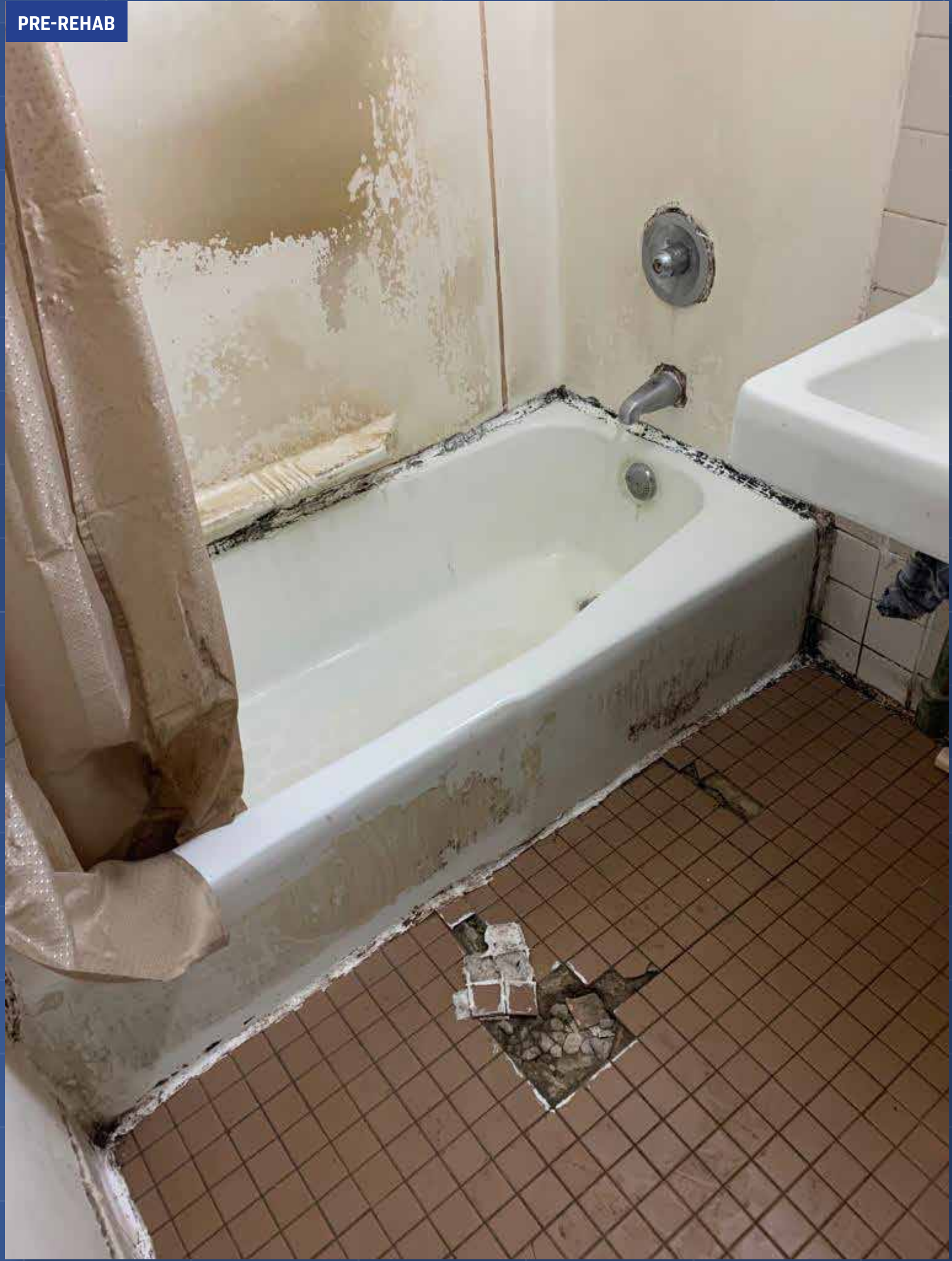
# BEFORE & AFTER: LOBBY



Warren St Towers  
Completed 2022



# BEFORE & AFTER: BATHROOM



Armstrong Houses  
Completed 2022



# BEFORE & AFTER: KITCHEN



Weeksville Gardens  
Completed 2022



# BEFORE & AFTER: APARTMENT INTERIOR

PRE-REHAB



**Weeksville Gardens**  
Completed 2022

RENOVATED





# BEFORE & AFTER: COMMUNITY ROOM

PRE-REHAB



RENOVATED



Berry St Gardens  
Completed 2022



# BEFORE & AFTER: HALLWAY



Independence Towers  
Completed 2022



# SAFETY & SECURITY

The mission of Reliant Safety is to ***improve residents' quality of life*** through proactive use of security solutions.



**Reliant Safety** will increase security through:

- New camera system installed in hallways, stairwells and exterior grounds
- Management Response Team (retired NYPD law enforcement officers)
- New controlled building entry with fob system





# REHAB PROCESS

- Appointments made based on tenants' schedules
- Dedicated on-site staff to coordinate construction appointments & respond to tenant concerns
- We plan to have tenant meetings on construction process
- Assistance with packing & temporary relocation for tenants with disabilities or illness

*To the employees, and employers  
who worked together, and restored  
my apartment in such a  
beautiful and artistic fashion  
working together in friendship  
and perfection*

*225 Division Ave Pearson*

*"Thank you for the  
great job you and your  
staff have done on my  
parents' apartment."*

*-Edwin  
225 Division Ave*

*"Your team was very  
accommodating as  
to scheduling and  
to conforming their  
work to my family's  
needs."*

*-Lee  
125 Taylor St*

*"I wanted to express  
my sincere gratitude  
for the incredible  
job your team did in  
my apartment. Your  
team was meticulous,  
organized and  
committed."*

*-Milagros  
130 Clymer St*



# HIRING PLAN

Our goal is to fill **30% of all new positions** with Section 3 residents

Priority will be given to qualified NYCHA residents of the targeted developments

Construction positions will be **prevailing wage**

Property management positions will be unionized with 32BJ



**Clean Energy Workforce Trainings** to be provided to 50 NYCHA residents and local community members

- Trainings provided by Solar One
- Will include hard skills training and OSHA 40 over a 3 week course



**70**

Projected  
NYCHA residents  
and Section 3  
construction hires



# HIRING PLAN EXPERIENCE

**At Brooklyn Bundle II we:**

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Successfully filled 30% of newly created positions with NYCHA residents

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**Exceeded** Section 3 hiring goals with 47% of all new hires qualifying for Section 3

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NYCHA hires included Property Manager, Handyman, Painter, Electrical Helper, Bath Installer

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95 individuals received free OSHA 30 including 38 NYCHA residents





# SERVICES & ACTIVITIES

**We will work with residents and existing providers** to select a social service provider, administer a social service needs assessment, and create a social service plan.

Potential services:

- On-site social worker
- Youth and senior programming
- Financial counseling
- Credit building via on-time rent payment
- Scholarship Fund for residents seeking higher education





# FUTURE MEETING TOPICS

## Rehab Scope Meetings

- Construction Logistics
- Sample Kitchen and Bathroom Models
- Building Systems & Landscaping Plans

## Resident Hiring Meeting

- Green Construction & OSHA Training
- Potential Jobs

## Social Services Meeting

## Property Management Team Intro

## Legal Assistance & Lease Signing





# TIMELINE

2022			2023						
OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	SUMMER
Environmental Inspections									
		Rehab Scope Meetings							
		Hiring & Social Service Meetings							
					Property Management Intro Meeting				
						Lease Signing			
									Conversion & Rehab Begins



# NEXT STEPS

- Environmental Inspections
- Tenant Meetings
- Pre-HQS and HQS Inspections in all apartments





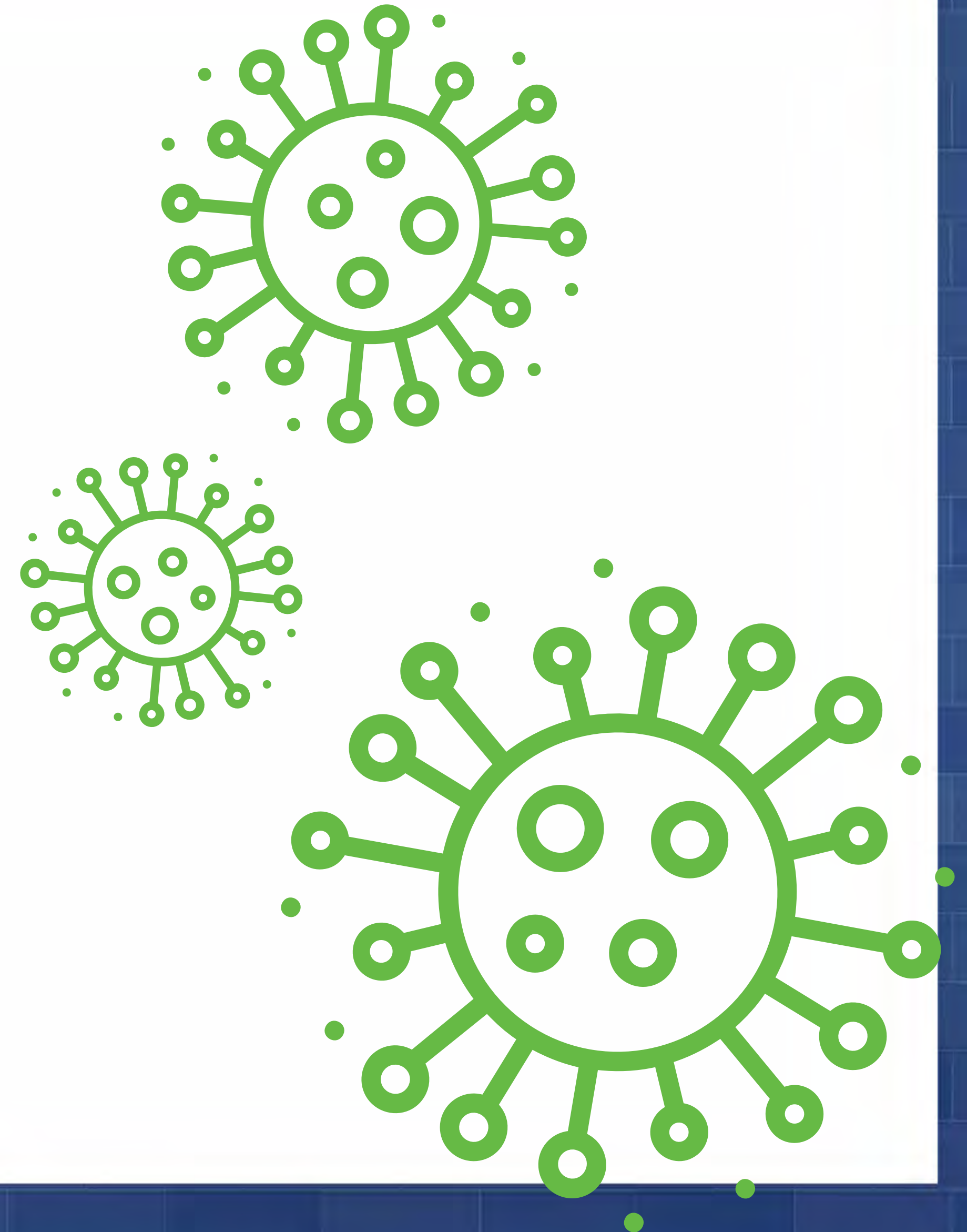
# ENVIRONMENTAL INSPECTIONS

Testing for radon, mold, asbestos

**Lead—only for Davidson, 950 Union Ave,  
905 Eagle Ave**

Allowing inspectors access helps us move  
toward rehab faster

Any identified environmental hazards will be  
addressed during rehab





# AVAILABLE NYCHA RESOURCES FOR RESIDENTS



## PACT

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Phone: 212-306-4036

Email: [PACT@NYCHA.NYC.GOV](mailto:PACT@NYCHA.NYC.GOV)

Web: <http://on.nyc.gov/nycha-pact>

### Contact PACT Resources with questions about:

- The Permanent Affordability Commitment Together (PACT) Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

## Customer Contact Center (CCC)

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Phone: 718-707-7771

### Contact CCC with questions about:

- Regarding emergency repairs in your apartment or in a public space
- Concerning heat and hot water issues
- To schedule general apartment repair appointments
- For information about housing applications offices





**Phone:**

917-608-0092

**Email:**

[PACTPartners@unionaveconsolidated.com](mailto:PACTPartners@unionaveconsolidated.com)



# QUESTIONS

