

UAC PACT PARTNERS

NEW PROPERTY MANAGEMENT & HQS INSPECTIONS

DECEMBER 13, 2022

PLANNING FOR PACT



UNION AVENUE CONSOLIDATED PACT PARTNERS





MEETING AGENDA

1. PACT Overview
2. Progressive Management Intro
3. HQS Inspections
4. Timeline
5. Next Steps
6. 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



Site improvements at Baychester



Renovated apartment at Twin Parks West



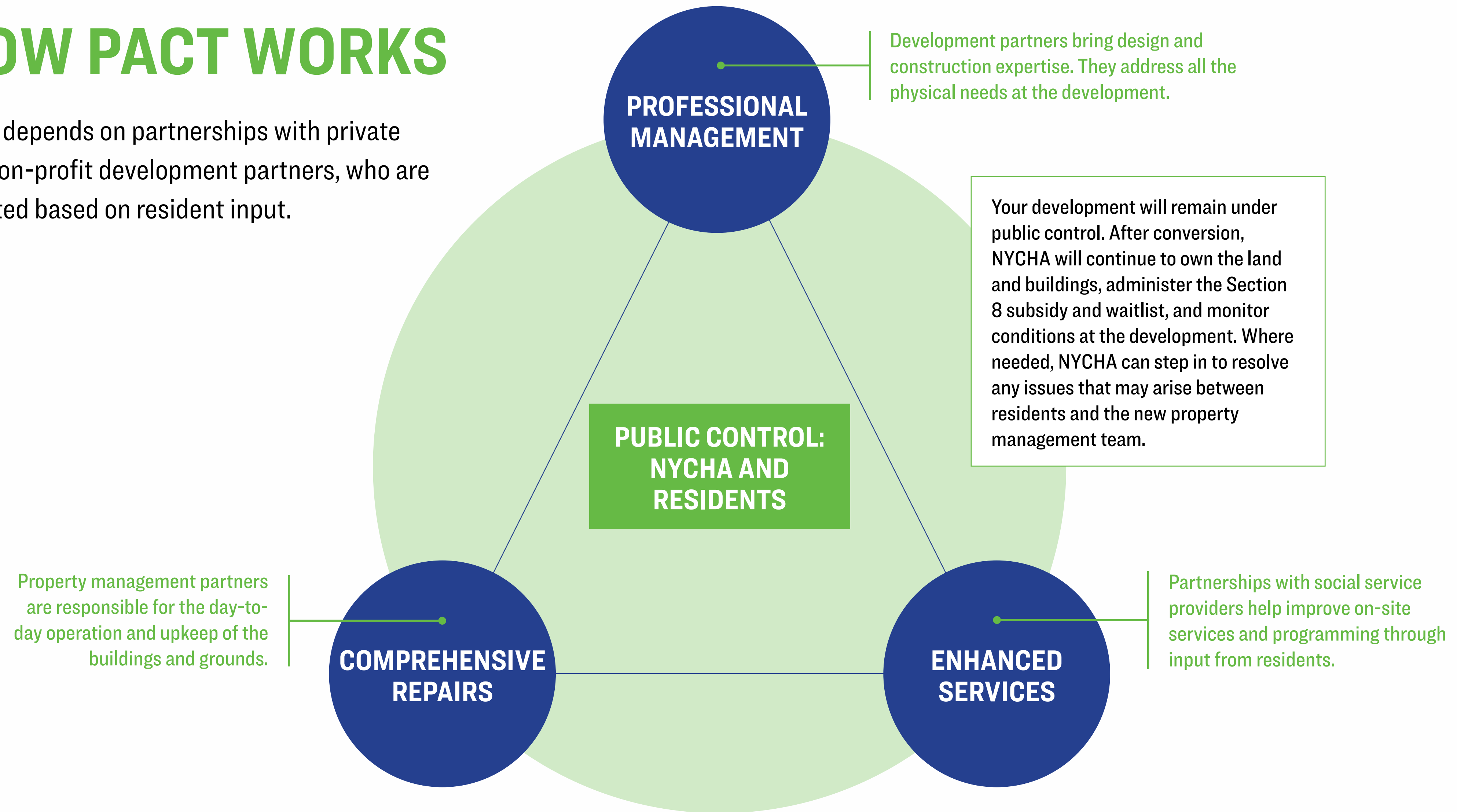
Repaired roof and solar panel system at Ocean Bay (Bayside)



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



PROPERTY MANAGEMENT



PROGRESSIVE
MANAGEMENT OF NY CORP.

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

Progressive will:



Respond to repairs quickly and ensure that issues are resolved



Implement comprehensive cleaning and trash management system



Provide open lines of communication with residents



Will manage following conversion



PROPERTY MANAGEMENT

Onsite management offices

Dedicated property manager

24-hour answering service and designated maintenance coordinator

Mobile Response Team working with virtual guards for property safety

Compliance & leasing staff at management office

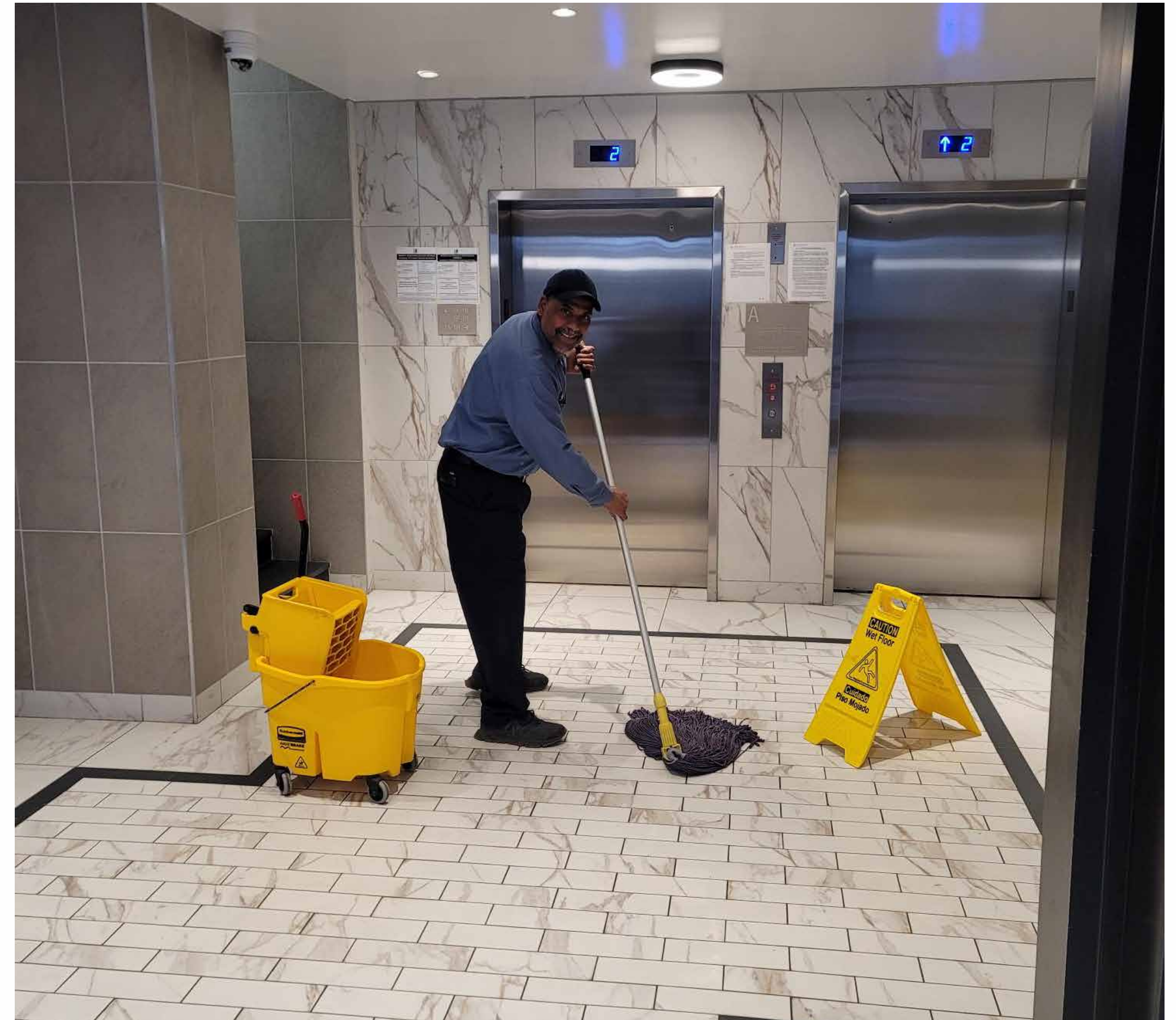


PROGRESSIVE
MANAGEMENT OF NY CORP.



PROPERTY MANAGEMENT HIRING

- Maintenance & management positions will be available at conversion expected June 2023
- Seeking to hire qualified UAC residents
- Potential positions include Porter, Handyman, Property Manager, Administrative Assistant



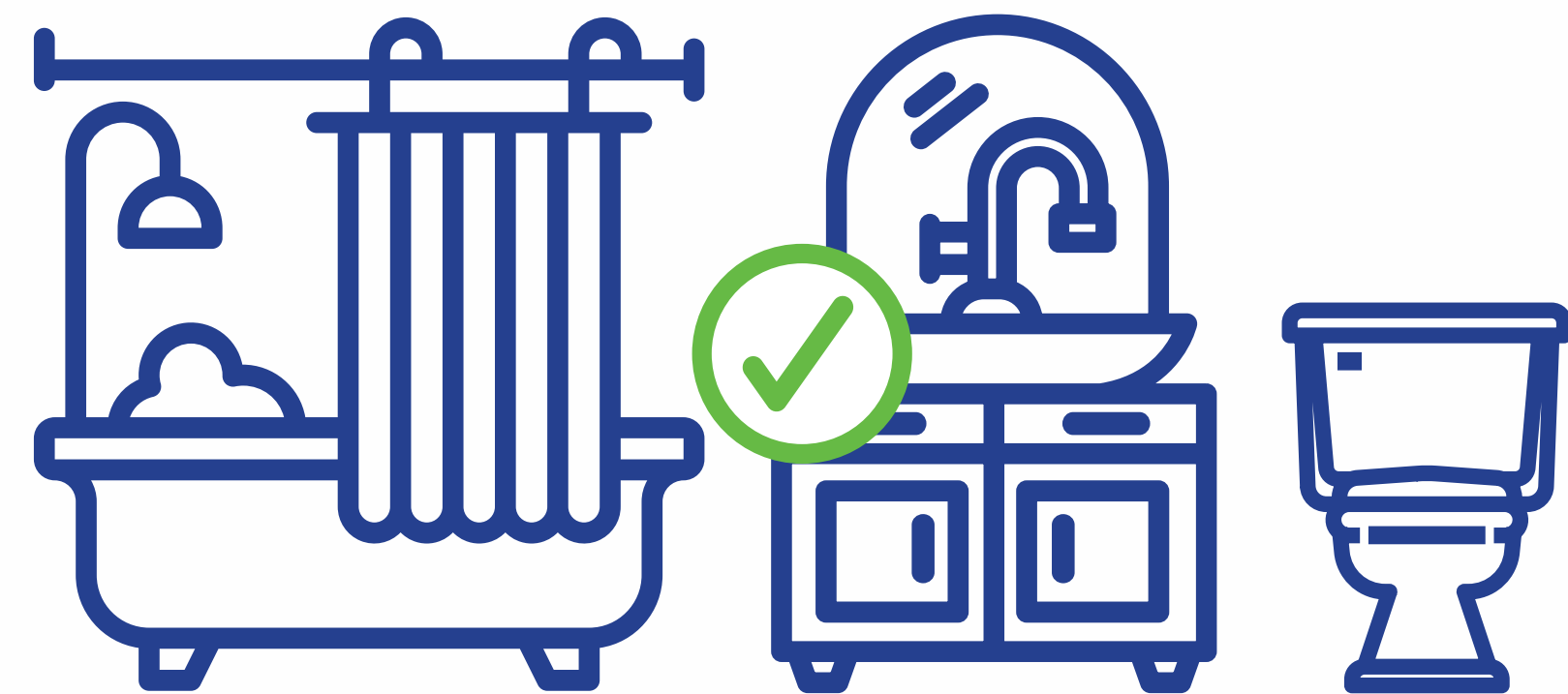
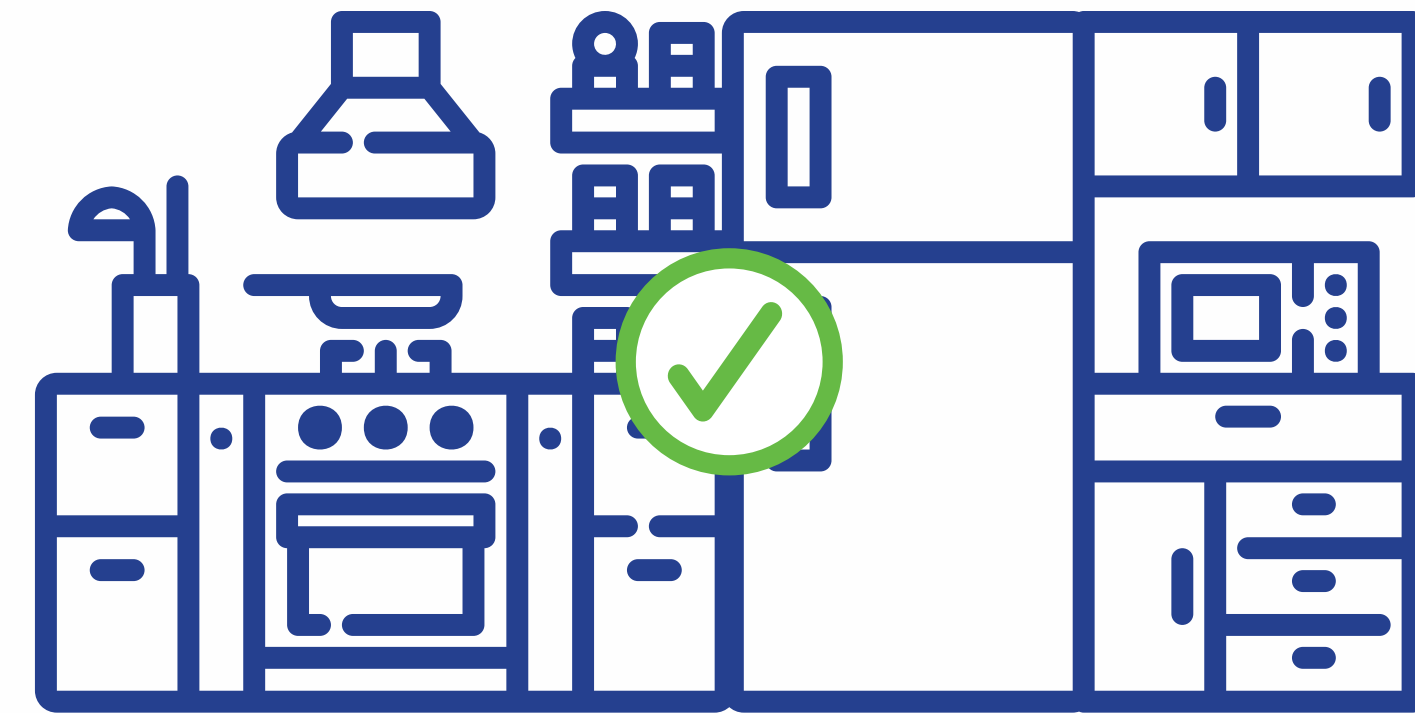
HOUSING QUALITY STANDARDS (HQS)

- Annual federal requirement for all Section 8 units
- Quality and safety standards to protect tenants
- HQS repairs are separate from rehab work, occur annually
- Will begin at UAC in February 2023



HOUSING QUALITY STANDARDS (HQS)

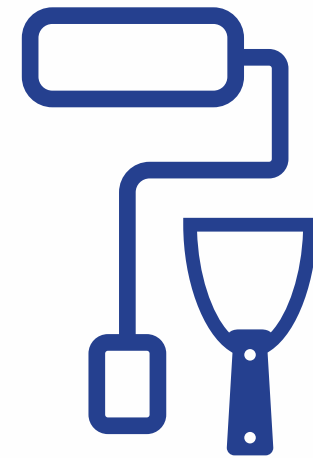
- Pre-inspections & limited repairs to pass HQS inspections performed by Progressive team
- All units must pass HQS inspection to convert to PACT
- All units inspected by HPD HQS inspector
- Progressive will make appointments with residents & adult must be home



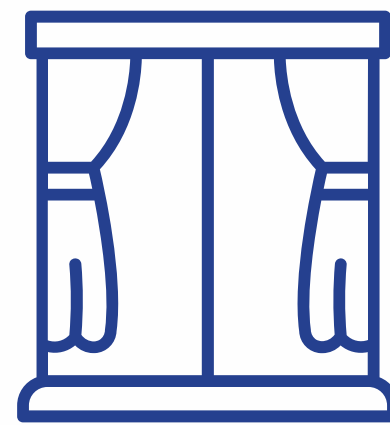
TYPICAL HQS REPAIRS



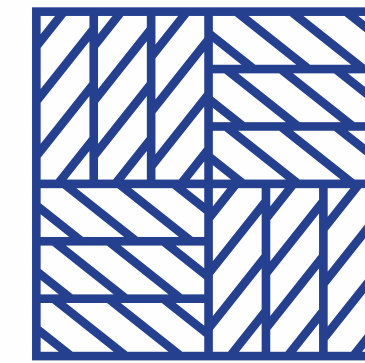
Replacement of
smoke alarms



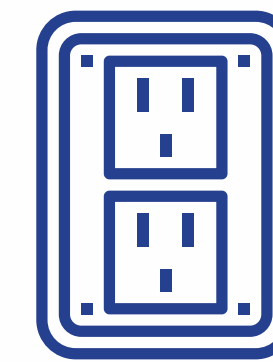
Repair holes in
walls & ceilings



Minor window
repairs



Spot
replacement
of floor



Fix exposed
electrical wiring



Clear fire
escape exit

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



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

Legal Assistance & Lease Signing



TIMELINE

2023						
JANUARY	FEBRUARY	MARCH	APRIL	JUNE	SPRING	SUMMER
Scope Meeting						
	Pre-HQS & HQS Inspections					
		Social Services & Hiring Meeting				
			Section 8 & New Lease Meeting			
					Lease Signing	
						Conversion & Rehab Begins

NEXT STEPS

- **Pre-HQS Inspections**
- **HQS Inspections**
- **Scope meetings & scope to be finalized**



AVAILABLE NYCHA RESOURCES FOR RESIDENTS



PACT

Phone: 212-306-4036

Email: 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)

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



unionaveconsolidated.com

PHONE:

917-608-0092

EMAIL:

PACTPartners@unionaveconsolidated.com

QUESTIONS

