

# UAC PACT PARTNERS

## HIRING OPPORTUNITIES & SOCIAL SERVICES

JANUARY 31, 2023

UNION AVENUE CONSOLIDATED PACT PARTNERS

PLANNING FOR PACT





# MEETING AGENDA

- 1. PACT Overview**
- 2. Hiring Goals & Potential Positions**
- 3. BlocPower Training Overview**
- 4. Social Service Needs Assessment**
- 5. HQS Recap**
- 6. Next Steps**
- 7. Q&A**



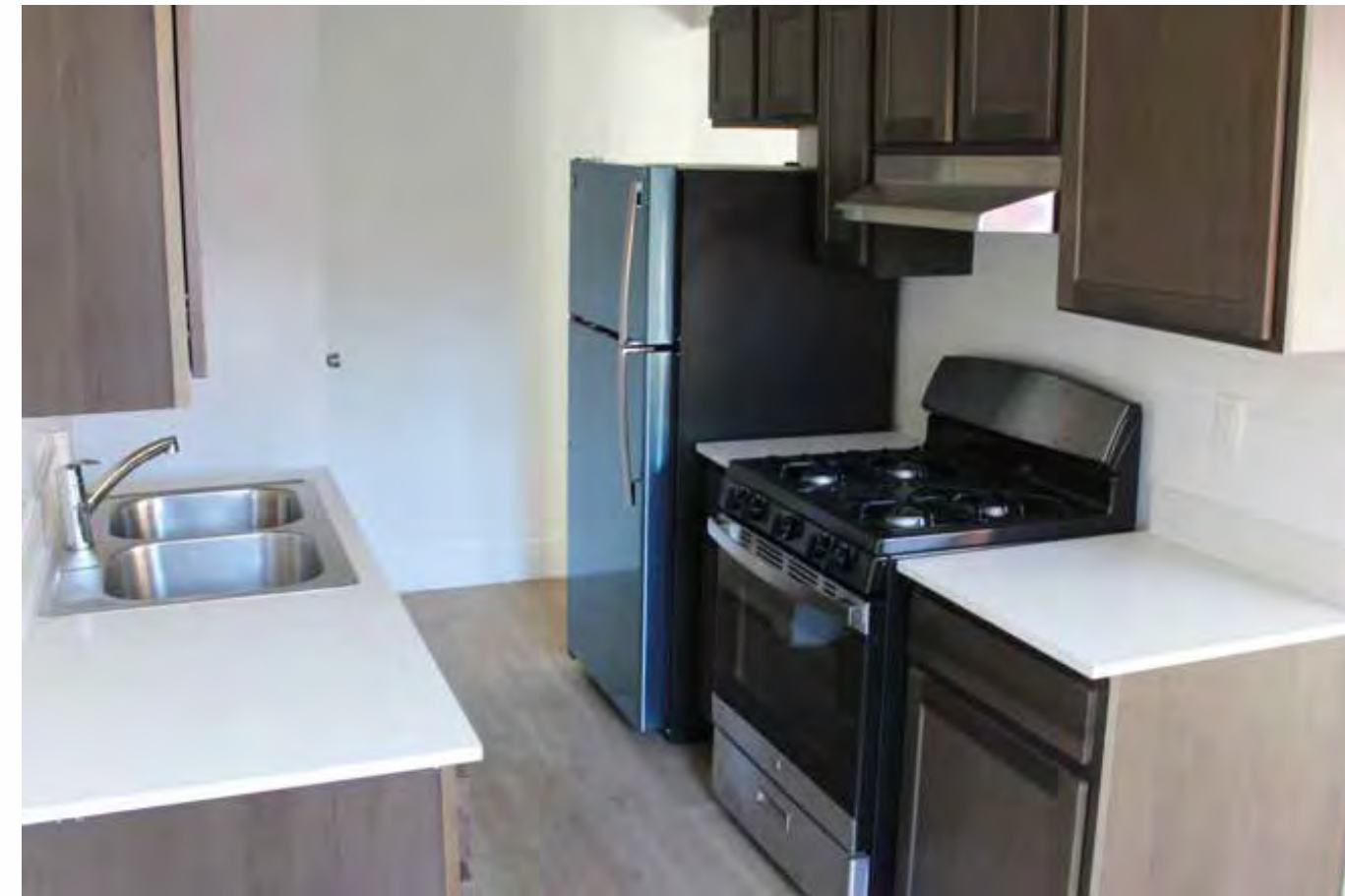
# WHAT IS PACT?

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 Weeksville Gardens



Site improvements at Warren St Houses



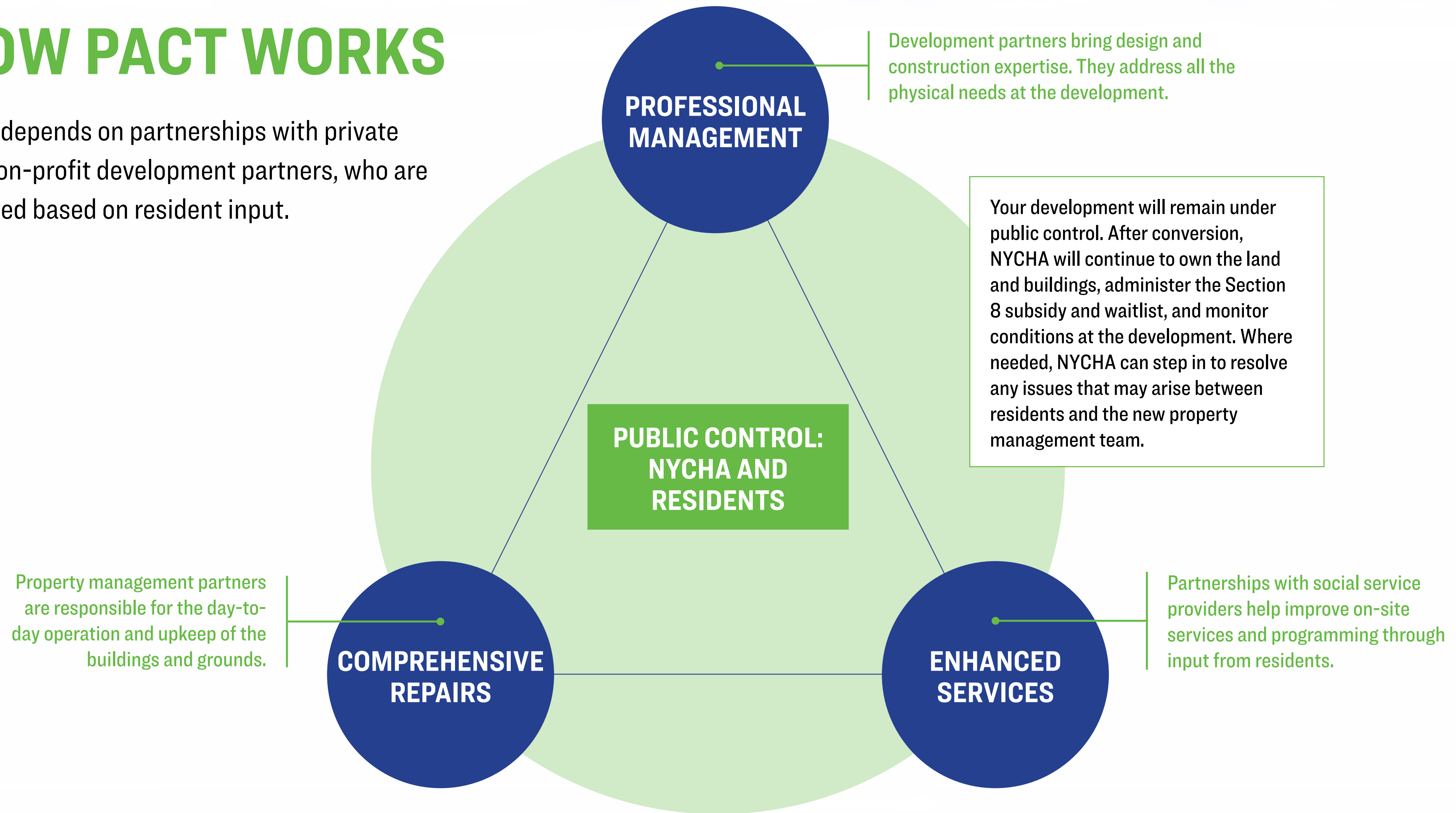
Repaired roof and solar panel system at Berry St Houses



Renovated building entrance at Warren St Towers

# 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





# TENANT ASSOCIATIONS

## TA PRESIDENT ROLES INCLUDE:

- Conducting Development Tours with PACT Team to Document Physical Issues
- Promoting Ongoing Engagement with PACT team to Monitor Progress
- Facilitating Housing Quality Standards (HQS) Inspections



# HIRING OVERVIEW

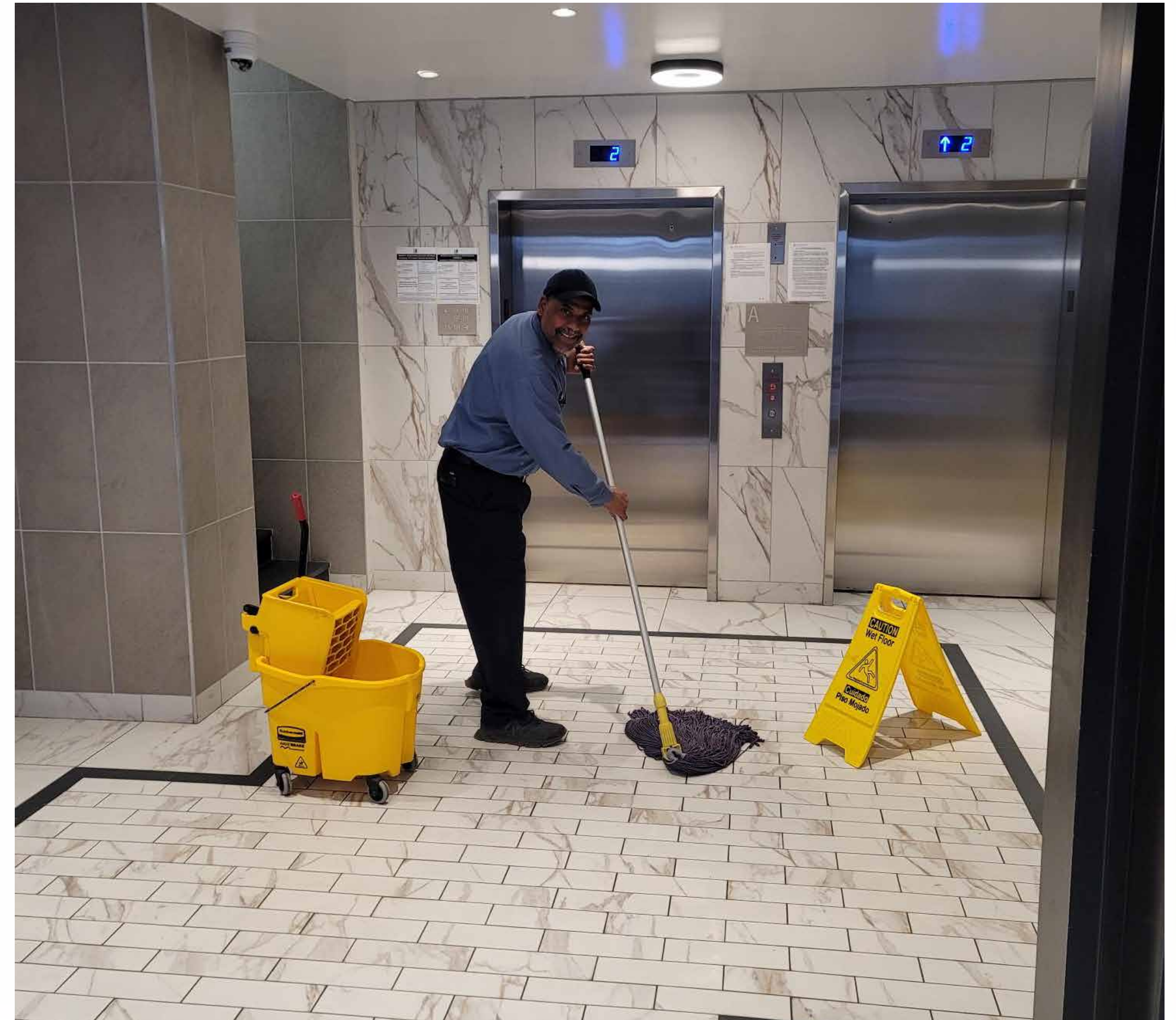
- Construction & management positions expected to start in Summer 2023
- Goal to fill 30% of new positions with Section 3 candidates
- Entry-level and experienced positions available
- Please send resumes to:  
[PACTPartners@UnionAveConsolidated.com](mailto:PACTPartners@UnionAveConsolidated.com)



Section 3 workers: Low-income NYC residents, authorized NYCHA residents, authorized UAC residents

# MANAGEMENT HIRING

- Positions may include Porter, Receptionist, Handyperson, Admin Assistant, Property Manager
- Maintenance positions will be unionized with 32BJ
- Residents must be on NYCHA lease to qualify



# CONSTRUCTION HIRING

- Positions may include Laborer, Elevator Operator, Roofer, Floor Installer, Electrical Helper, Plumber Helper, Carpenter
- OSHA 40 Hour certification required for all positions
- All positions will be paid Prevailing Wage rates
- Residents must be on NYCHA lease to qualify



# BLOCPower CONSTRUCTION TRAINING

Free training at BlocPower's 3rd Avenue facility

- OSHA 40 certifications offered
- Hard skills training available in green construction techniques

**CONTACT:**

**Roy Morris**

**Roy@blocpower.io**



# SOCIAL SERVICES NEEDS ASSESSMENT

- PACT Partner & Social Service Coordinator to submit Needs Assessment on services & community programming
- Needs Assessment is the resident survey on existing & desired services & programming
- Will be distributed to all households
- Survey may be mailed, returned in person, or completed online



# HOUSING QUALITY STANDARDS (HQS)

HUD requires all Section 18 units to pass annual HQS inspections—  
separate from rehab

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## FIRST

Progressive team performs pre-  
inspections & limited repairs

Progressive will make  
appointments with residents &  
adult must be at home

- All units must pass HQS inspection to convert to PACT
- Expected to begin at UAC in February 2023

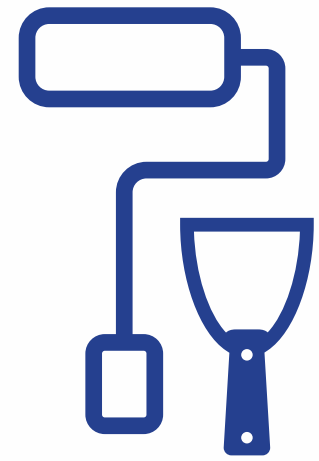
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## SECOND

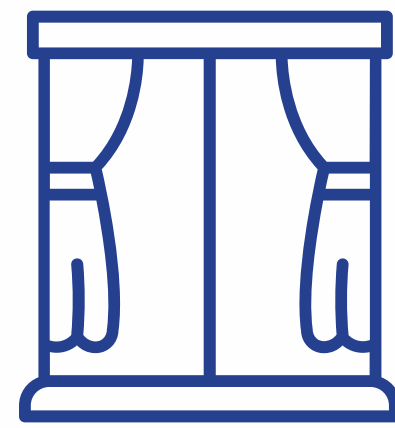
NYCHA will schedule  
inspections to ensure units met  
HQS standards



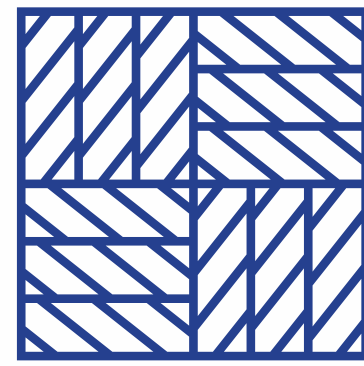
# TYPICAL HQS REPAIRS



Repair holes in walls & ceilings



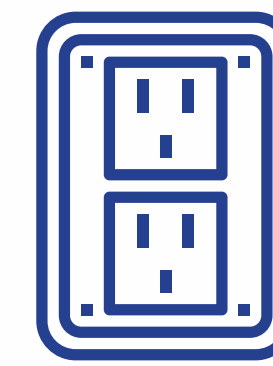
Minor window repairs



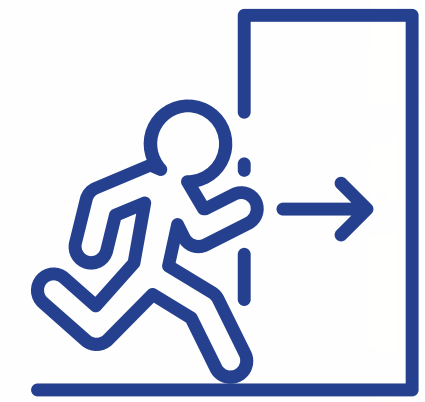
Spot replacement of floor



Replacement of smoke alarms\*



Fix exposed electrical wiring\*



Clear fire escape exit\*

\*Urgent conditions that will be addressed more quickly



# FUTURE MEETING TOPICS

**MARCH 7**

## **Rehab Scope Meetings**

- Construction Logistics
- Sample Kitchen and Bathroom Models



**APRIL 18**

## **Social Services Meeting**

**MAY 30**

## **Legal Assistance & Lease Signing**



# TIMELINE

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

# NEXT STEPS

- **HQS Inspections**
- **HQS Repairs**
- **Construction scope to be finalized**
- **Social service survey distribution**



# AVAILABLE NYCHA RESOURCES FOR RESIDENTS



## PACT

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**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)

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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



**[unionaveconsolidated.com](http://unionaveconsolidated.com)**

PACT PARTNERS ON-SITE OFFICE:

**905 Eagle Avenue,  
Bronx, NY 10456  
9 AM – 5 PM (M-F)**

PHONE:

**917-608-0092**

EMAIL:

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

# QUESTIONS

