



# UAC PACT PARTNERS

## CONSTRUCTION MEETING

MARCH 7, 2023

UNION AVENUE CONSOLIDATED PACT PARTNERS

PLANNING FOR PACT





# MEETING AGENDA

- 1. PACT Overview**
- 2. Construction Team Introduction**
- 3. Rehab Process Overview**
- 4. Scheduling & Preparation**
- 5. HQS Recap**
- 6. Hiring Recap**
- 7. Next Steps**
- 8. Q&A**



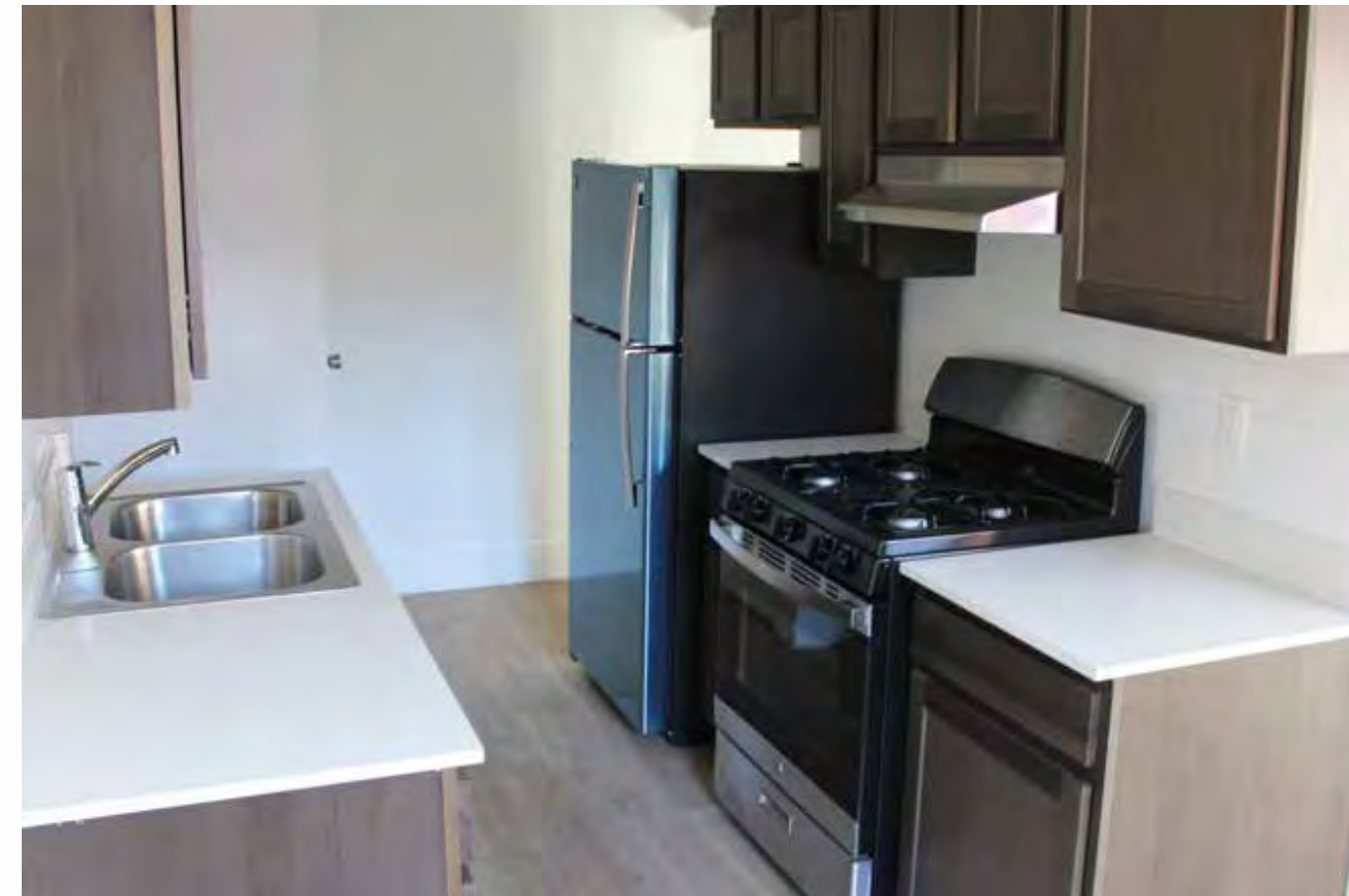
# WHAT IS PACT?

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



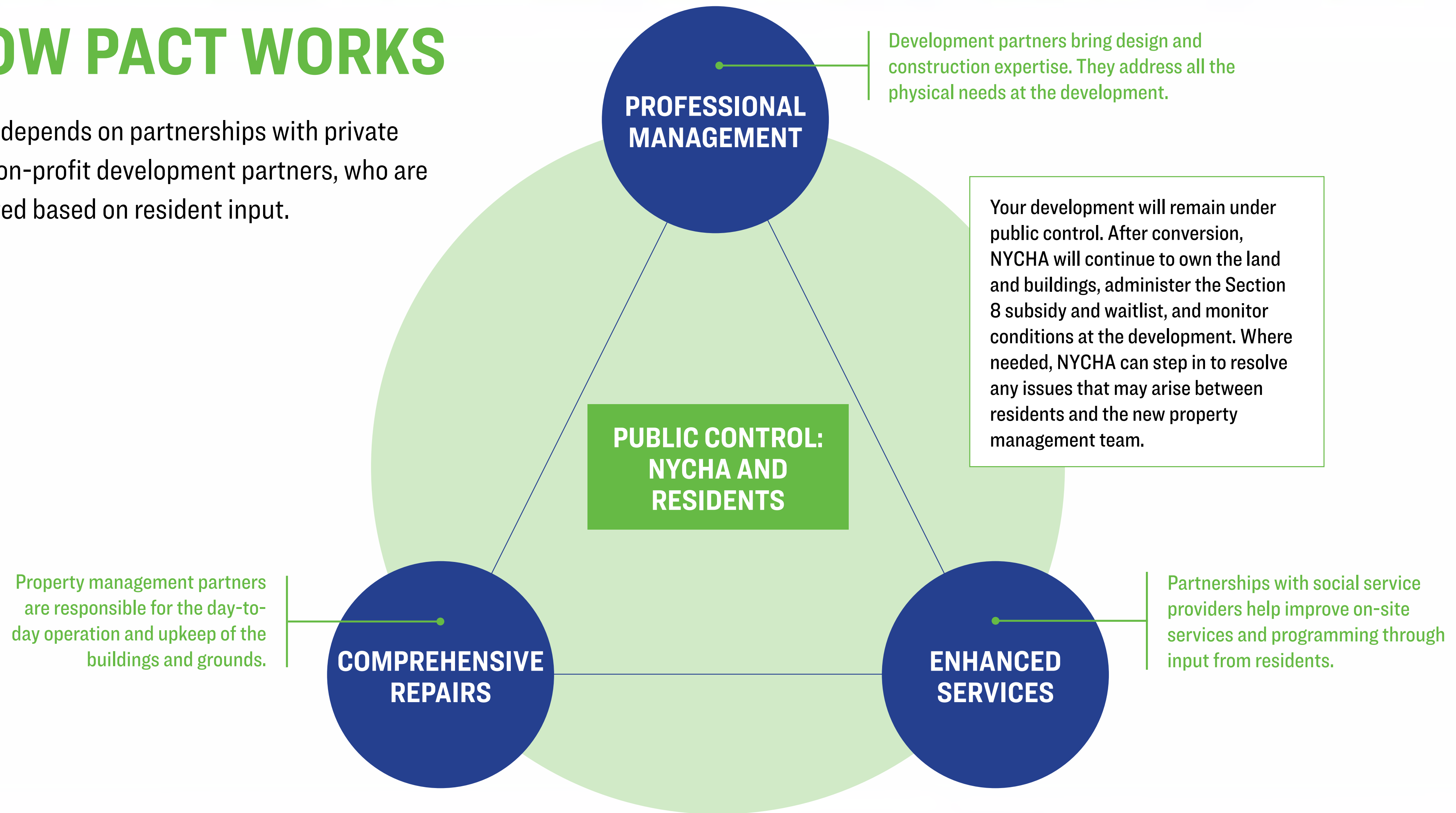
Repaired roof and solar panel system at Berry St Houses



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.

# 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

# 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



# CONSTRUCTION TEAM

- The Renewal Chateau team has expertise in tenant-in-place rehabs
- Over 50 total tenant-in-place rehab projects completed, including a 2600-unit PACT project in Brooklyn
- A team will be assigned to your building and will stay in close contact with you during the construction process and provide a monthly newsletter with updates
- Phone number and email address will be provided to contact us directly
- All construction personnel will wear photo identification and clearly identify themselves
- Construction offices will be distributed throughout the sites

*“I wanted to express my sincere gratitude for the incredible job your team did in my apartment. Your team was meticulous, organized and committed to doing quality work. Furthermore, they adhered to all Covid-19 guidelines during the time they worked on my apartment. They always showed up prepared and wearing masks. Their professionalism, competence and expertise eased any fears I had. Thank you and your team for a job well done. I am extremely pleased with my windows, bathroom and kitchen. It is clear that Renewal Construction Services are committed to attaining the highest quality of work and providing excellent customer service. Thank you for everything.”*

—MILAGROS FARGAS-ROIG  
Tenant, 130 Clymer St

# BUILDING SYSTEMS

## BUILDING IMPROVEMENT/ INVESTMENTS

- New boilers and radiators
- Building envelope upgrades
- Elevator modernization
- Security cameras
- Fire safety systems
- Plumbing



**COMPLETED BOILER ROOM AT PACT BROOKLYN BUNDLE**



**COMPLETED BUILDING ENVELOPE AT PACT BROOKLYN BUNDLE**



**PRE-REHAB**



**RENOVATED**

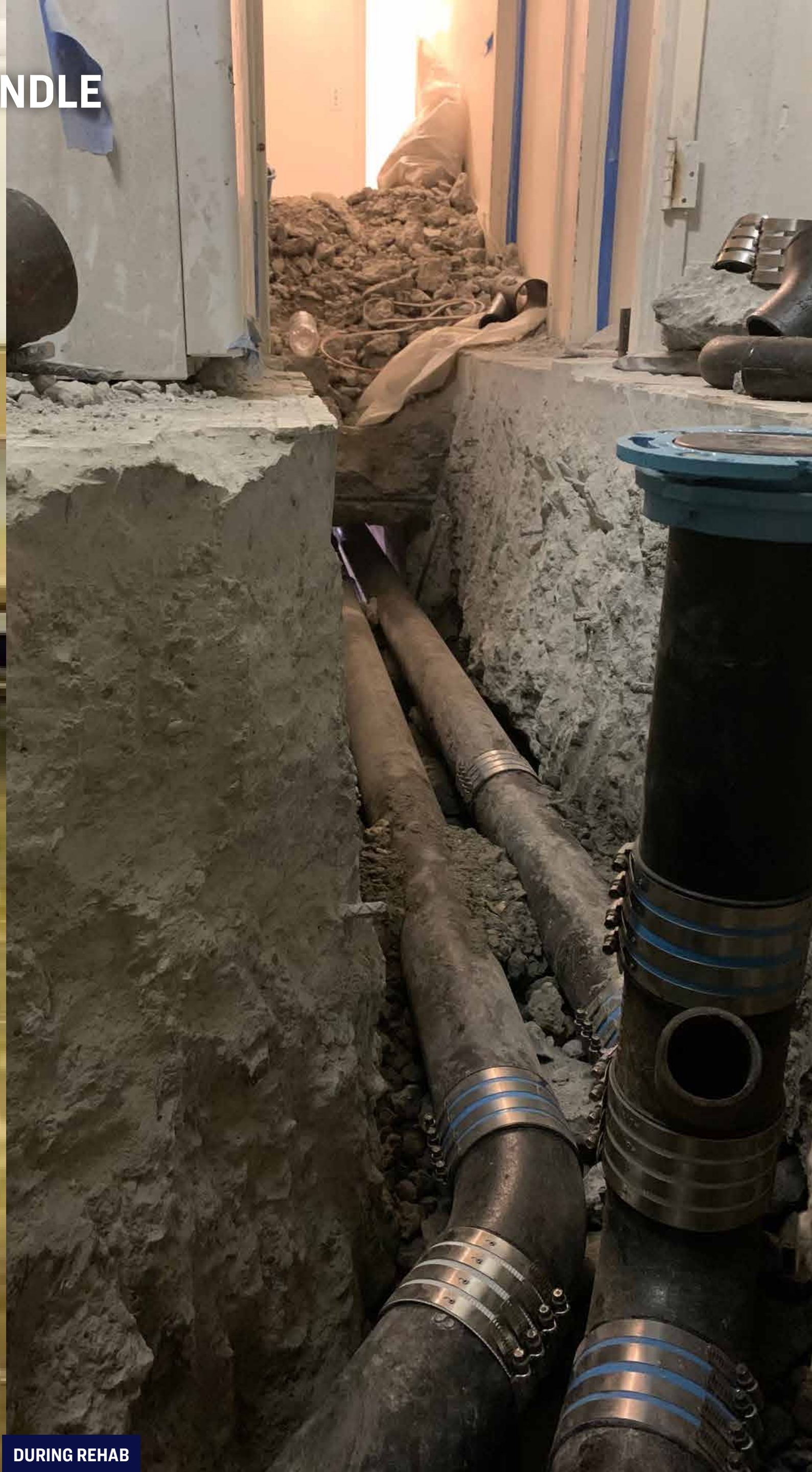
# NEW SOLAR PANELS AT PACT BROOKLYN BUNDLE



**PLUMBING REPAIRS AT PACT BROOKLYN BUNDLE**



**PRE-REHAB**



**DURING REHAB**



**RENOVATED**

# COMMON AREAS

## BUILDING IMPROVEMENT/ INVESTMENTS

- Landscaping and playgrounds
- New lobbies
- Hallway repairs
- Entry Doors, access controls and ADA improvements
- Mailboxes
- Lighting and safety





# COMPLETED BUILDING ENTRANCE AND LANDSCAPING AT PACT BROOKLYN BUNDLE



# COMPLETED BUILDING LOBBY AT PACT BROOKLYN BUNDLE



COMPLETED BUILDING LOBBY AT PACT BROOKLYN BUNDLE



# COMPLETED PLAYGROUND AT PACT BROOKLYN BUNDLE



**COMPLETED COMMUNITY ROOM AT PACT BROOKLYN BUNDLE**



PRE-REHAB



RENOVATED

**COMPLETED HALLWAY AT PACT BROOKLYN BUNDLE**



**PRE-REHAB**



**RENOVATED**

COMPLETED HALLWAY AT PACT BROOKLYN BUNDLE



# APARTMENT UPGRADES

## BUILDING IMPROVEMENT/ INVESTMENTS

- New kitchens: cabinets, appliances
- New bathrooms: toilets, vanity, tub
- New flooring
- New windows
- New radiators
- New closet doors, shelves
- New lighting, switches, outlets
- Painting throughout
- Addressing any mold issues, fixing leaks





**COMPLETED BATHROOM AT PACT BROOKLYN BUNDLE**



PRE-REHAB



RENOVATED

**COMPLETED KITCHEN AT PACT BROOKLYN BUNDLE**



PRE-REHAB



RENOVATED

**COMPLETED APARTMENT INTERIOR AT PACT BROOKLYN BUNDLE**



PRE-REHAB



RENOVATED

**COMPLETED APARTMENT INTERIOR AT PACT BROOKLYN BUNDLE**



# BUILDING IMPROVEMENT/INVESTMENTS

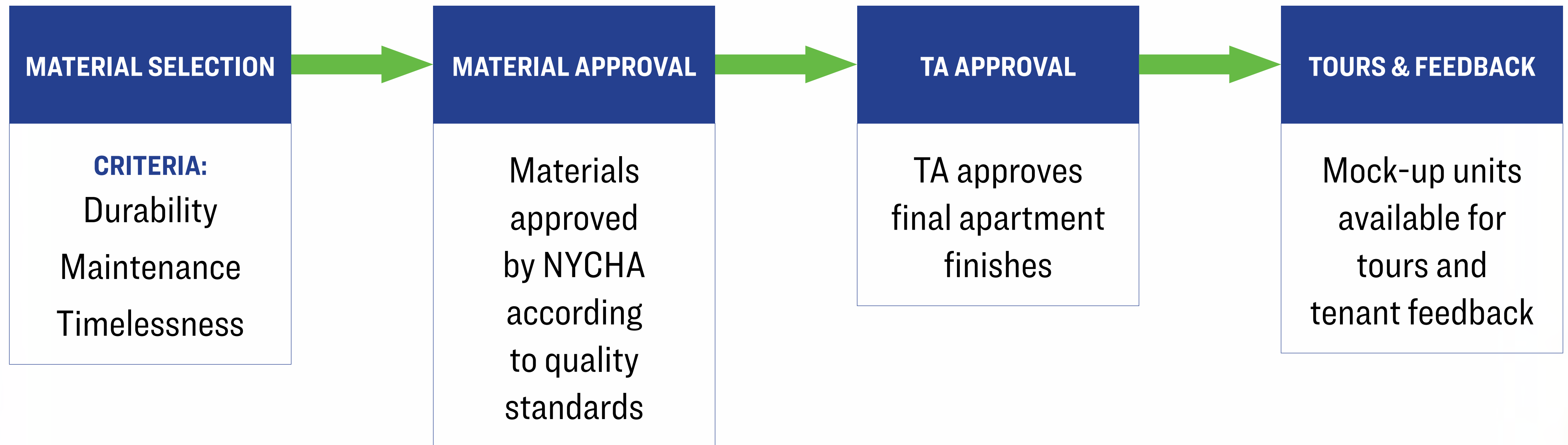
**We prioritize building systems to ensure you have a comfortable, safe and healthy place to live**

Heating systems, elevators and leaks causing mold issues take precedence. This includes installing sustainable and “Green” features when feasible:

- **Electric Stoves** – studies show this is better for your health
- Better **building sealing and insulation** to reduce heat loss
- Improved **building ventilation**



# FINISHES SELECTION PROCESS



# FINISH SELECTION: KITCHEN



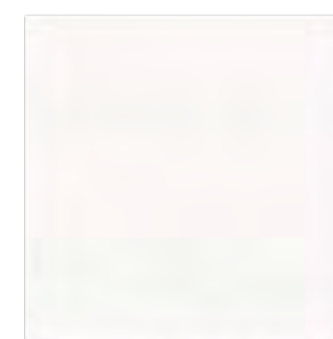
ELEVATION



LIGHT COLOR  
FLOORING



EBONY COLOR  
CABINETS

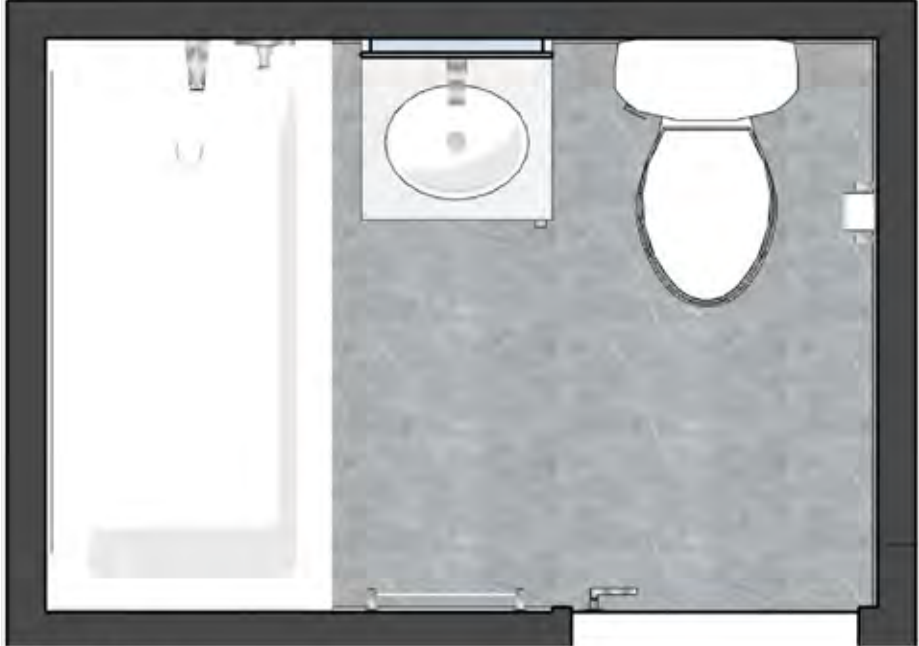


WHITE  
QUARTZ  
COUNTERTOP



GREY MIXED  
MATERIAL  
BACKSPLASH

# FINISH SELECTION: BATHROOM



PLAN



ELEVATION



GREY  
STONE LOOK  
TILE FLOORING



EBONY COLOR  
VANITY



WHITE  
QUARTZ  
COUNTERTOP



BLACK TRIM  
VANITY  
LIGHT



# TENANT IN PLACE REHAB

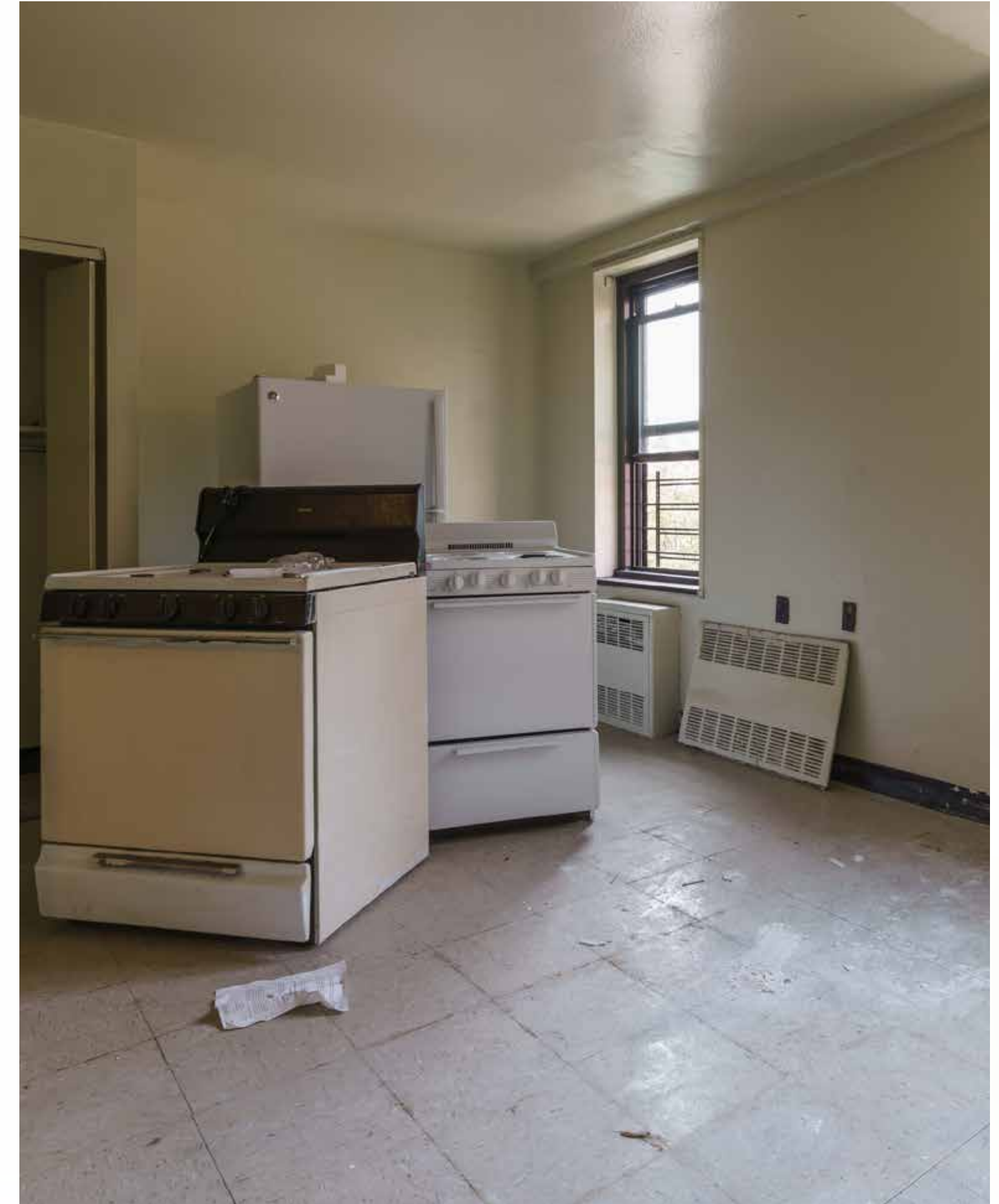
**Vast majority of work is done with tenants in-place**

**Occasional temporary relocation possible for a limited number of reasons:**

- Reasonable accommodations for disability or illness must be requested based on valid health condition and approved by management.
- You will have a functioning bathroom and kitchen at the end of the day
- If work in your unit involves disturbance of hazardous materials
- If work in your unit involves significant demolition and poses a danger to you and members of your household

# PREPARING FOR THE WORK IN YOUR UNIT

- All work will be with **tenants in place**
- Special needs should be brought to management attention prior to commencement of work
- Your help is essential in packing your belongings and moving them to the middle of the rooms
  - » We'll bring boxes if you need them
  - » Any big furniture can be left as is and we'll move it as we do the work
- Valuables need to be stored somewhere safe
- If you need help packing because of a disability or if you are elderly, please let us know.



# CONSTRUCTION LOGISTICS

---

**All construction will take place  
Monday-Friday, 9:00 AM - 5:00 PM**

---

**Major religious observances and  
holidays considered**

**We will need regular unit access for the following cluster of  
work:**

- Window Replacement (typically 1 day)
  - Kitchens and Bathrooms (typically over 2 separate days)
  - Floors and Walls (typically 1 week)
  - Heating and Ventilation (typically 2 separate days)
- 

**At least 1 week prior to commencement of any cluster of work,  
Rehab team member will knock on the door and speak to you  
in-person, and take any questions.**

# CONSTRUCTION LOGISTICS

---

**Your unit will be ready at the end of the day with a working kitchen and bathroom**

- We never leave without running water, working toilet, and functioning appliances
- 

**Estimated rehab time for interior work for most units is approximately 2 weeks per unit**

---

**It is critical for you keep your commitment to allow access to your unit, otherwise it could take some time for us to get back to you to complete the work.**

---

**Adult 18 years or older must meet our rehab team and provide the best way to stay in contact with you.**

---

**All construction personnel will wear photo identification and clearly identify themselves**

# WHAT IS NEEDED IN YOUR UNIT

**We want to know what specific needs your unit has.** You live there and are our best resource!

**Please disclose if you want to keep finishes from any recent upgrades you performed.** All alterations must be done to code and in good condition in order to be kept

## **Tenant surveys are available starting today**

Surveys will also be distributed to your units and can be found on our website: [Unionaveconsolidated.com](http://Unionaveconsolidated.com)

- Hand to us in person or email to [info@renewalllc.com](mailto:info@renewalllc.com)
- Drop off at our Management Office:  
905 Eagle Avenue,  
Bronx, NY 10456  
9:00 AM - 5:00 PM, Monday - Friday

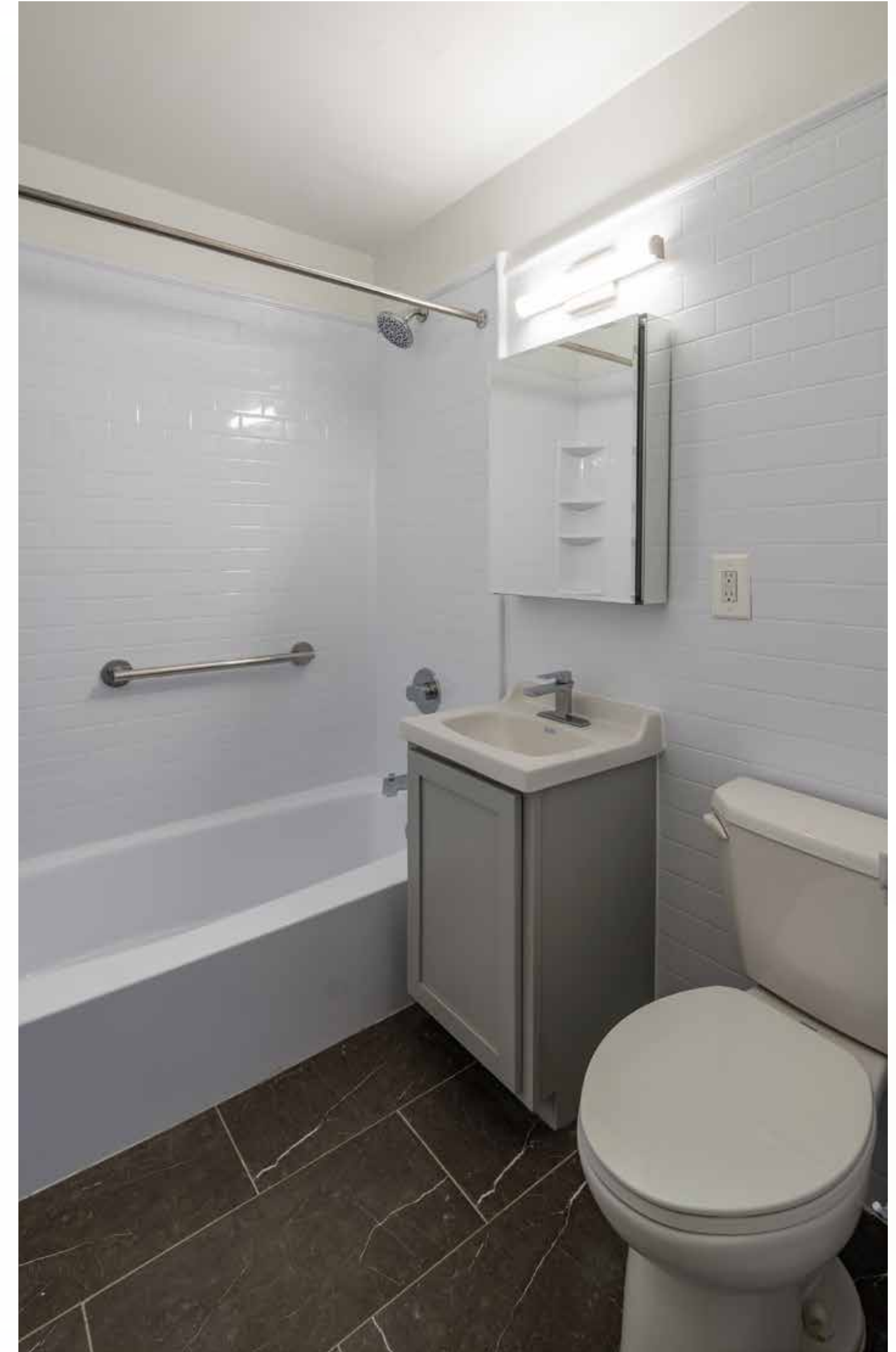
# MOCKUP UNITS

**Mockup units will be built at the below 4 sites:**

- South Bronx Area/Site 402
- Union Ave – E163rd St
- Stebbins Ave –Hewitt Pl (ADA unit)
- Claremont Parkway – Franklin Ave

**Tenants will have the opportunity to view what their unit will look like and provide feedback**

**Sites will be available beginning of April 2023 and we will provide more information as it becomes available to us**



# HOUSING QUALITY STANDARDS (HQS)

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

---

## 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

---

## SECOND

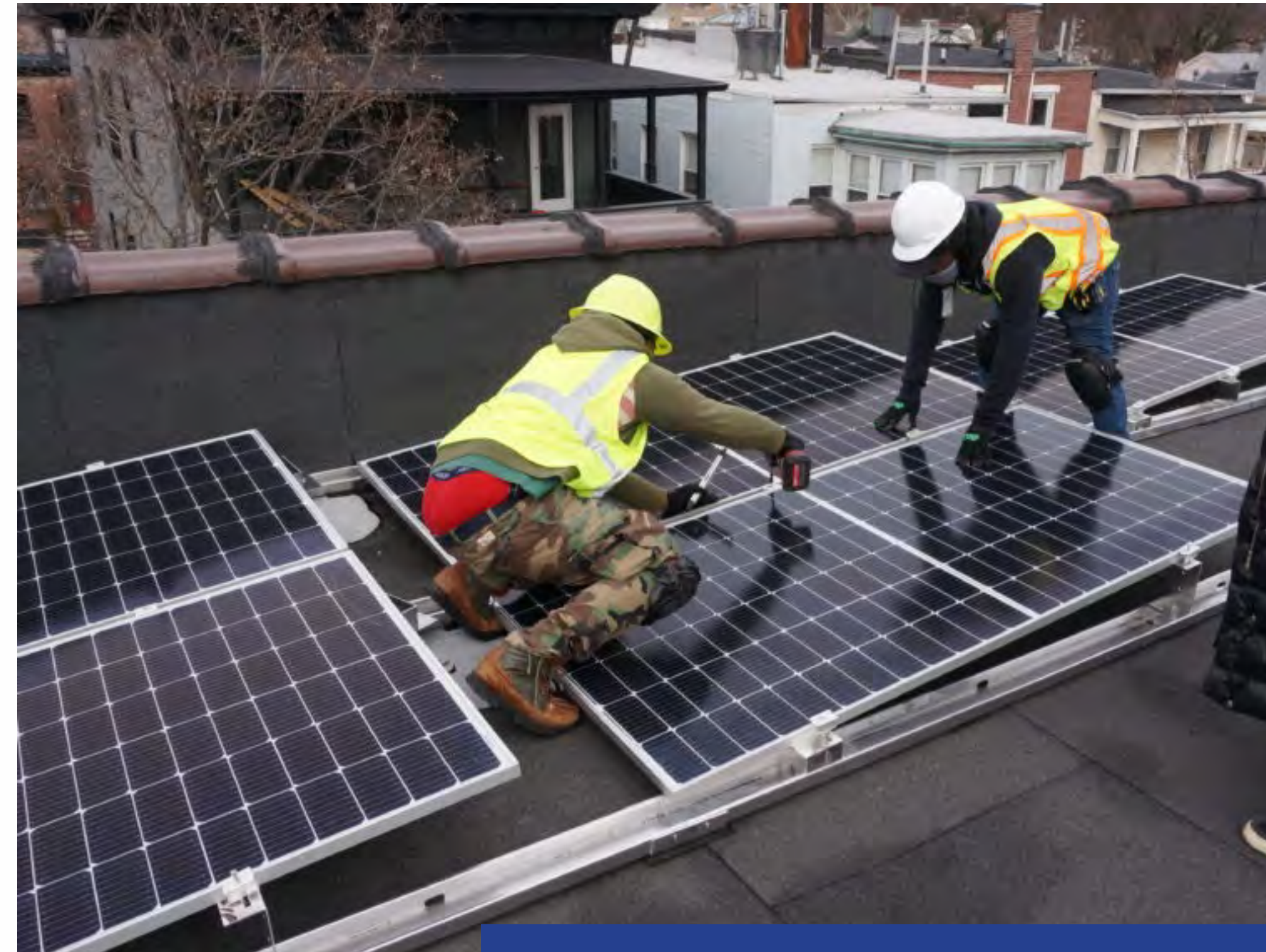
NYCHA will schedule  
inspections to ensure units met  
HQS standards

# BLOCPower CONSTRUCTION TRAINING

**Free 3-month Civilian Climate course will begin in April with BlocPower**

## WHY JOIN CIVILIAN CLIMATE CORPS?

- Earn competitive wages throughout the program, including during training sessions prior to onsite work
- Receive valuable, transferable technical training that prepares you for a career in the rapidly growing field of green construction
- Connect to employers who want to hire employees with the skills the training program helps you develop, while augmenting your ability on real job sites



**CONTACT: Roy Morris**  
Roy@blocpower.io



# 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

# 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



# FUTURE MEETING TOPICS

**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

- **Fill Out Unit Needs Survey**
- **Visit Mock-Up units**
- **Reach out to construction staff with any specific questions or concerns**





**unionaveconsolidated.com**

**EMAIL:**

**PACTPartners@unionaveconsolidated.com**

**PHONE:**

**917-608-0092**

**PACT PARTNERS ON-SITE OFFICE:**

**905 Eagle Avenue,**

**Bronx, NY 10456**

**9 AM – 5 PM (M-F)**

# QUESTIONS

