

PACT PARTNER INTRODUCTION

BAY VIEW

PLANNING
FOR PACT



| AGENDA

1. PACT Program Overview
2. Bay View PACT Partner Introduction
3. Upgrades & Improvements
4. New Property Management
5. Social Services & Hiring
6. Partnership Approach
7. Next Steps

1. PACT PROGRAM OVERVIEW

What is PACT?

NYCHA needs \$78 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 federal 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 Betances



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.

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 AND 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.

PACT Resident Protections

- All residents **continue to pay 30% of their adjusted gross household income*** towards rent.
- Residents do **not have to pay any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All existing households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year**, and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents 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.

2. PARTNER INTRODUCTION

BAY VIEW PACT PARTNER

MDG Design + Construction, Wavecrest, and **Infinite Horizons** are all family-owned mission Based affordable housing organizations with years of experience the Brooklyn.

One Team. With the Bay View PACT Partner, you get a unified team – from development to construction to property management. Our leaders are hands-on ensuring goals are met and that you have a direct line of communication to them. No runaround. No finger-pointing. Just seamless service and accountability.

We are passionate and eager to partner with you to revitalize and transform Bay View.

CO-DEVELOPERS

MDG Design + Construction
Wavecrest Management
Infinite Horizons

GENERAL
CONTRACTOR

MDG Design + Construction

PROPERTY
MANAGEMENT

Wavecrest Management

BAY VIEW PACT PARTNER



CO-DEVELOPER & GENERAL CONTRACTOR

- 30 Years of Experience with over \$3.8 Billion+ Invested in NYC's Underserved Communities.
- 100% Affordable Housing Focus with over 23,500 units developer and preserved
- Decades of Experience in Resident First in Development and Construction Approach
- **Most Experienced PACT Developer & General Contractor**



CO-DEVELOPER

- 16 years of experience as a Minority Business Enterprise (MBE) firm in affordable housing
- **Specializes in moderate and substantial rehabilitation** along with new construction of residential mixed-use buildings
- Focused on transforming distressed properties



CO-DEVELOPER & PROPERTY MANAGEMENT

- 40 years of experience with over 30,000 units under management
- 6,200 Project Based Section 8 Units
- Staff of 200 employees that provide full management services and oversees a maintenance staff of 650+
- **Most Experienced PACT Property Management Firm**



RESIDENT REPRESENTATIVES

- Decades of Lived Experience at Bay View
- **In-depth Knowledge on Bay View Challenges & Aspirations**
- Deep Understanding of Community Dynamics

MISSION



Residents First

Empowering residents to serve as key decision-makers and placing residents at the heart of all development strategies and decisions to collectively reach the best possible outcomes for residents

Our partnership with residents is for the long haul and not just during predevelopment and construction



Preserve, Improve, and Create Affordable Housing

Preserve, Improve, and Create Affordable Housing that provides the high quality of living that our communities deserve

Ensure projects are financially sound with long term financial viability



Foster Sustainability

Leverage MDG's contracting and engineering expertise to prioritize the sustainability of the existing building stock to future proof homes

Create healthy homes by eliminating environmental hazards and other unsafe conditions in homes

RESIDENT FIRST DEVELOPMENT

Our presentation is not a final scope of work for your homes, but rather an initial “**Menu**” of various options that residents can further refine.

Our goal is to demonstrate creative ideas and solutions and **work with you** as a **true partner** to determine the best outcomes for **your homes**. We will create an onsite **Bay View Design Center** for a hands-on decision-making process.



Williamsburg Houses Resident Design Center

3. UPGRADES & IMPROVEMENTS

COMPREHENSIVE IMPROVEMENTS SUMMARY



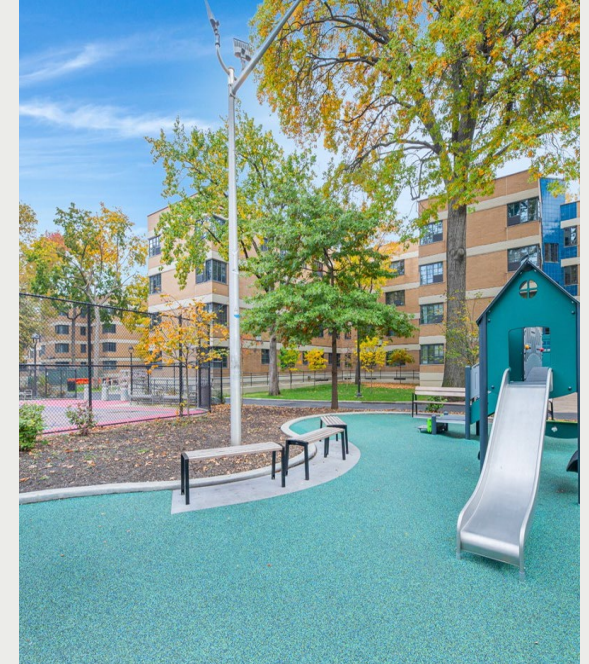
COMPLETE REHAB

We will improve every aspect of the property from the units to the common areas and grounds



LOBBY REDESIGN

Repurpose and renovate underutilized spaces on first floors for resident amenities such as lounges and mail rooms



NEW BUILDING ENTRANCES & OUTDOOR SPACES

Outdoor green space will be reimagined and rebuilt along with Bay View's building entrances

APARTMENTS



New Flooring, Lighting, Windows, Electrical Upgrades, & Free Wi-Fi



New Modern Kitchen Cabinets, Stone Countertops, & Stainless-Steel Appliances



Upgraded Heating and Cooling Systems with Controls



New Bathroom Vanities, Sinks, Toilets, Tubs/Showers, Mirrors, Medicine Cabinets, & Tiles



Repaired & Newly Painted Walls



Accessibility Improvements & Opt-In Aging-In-Place Improvements



Renovated living area at Williamsburg Houses



Renovated kitchen at Williamsburg Houses



Renovated bathroom

BUILDING SYSTEMS



Upgraded Heating and Cooling Systems with Controls



Plumbing Improvements



Modernized & Upgraded Elevators



Comprehensive Façade Improvements



Lead, Asbestos, Mold, & Pest Issues Addressed



Upgraded Waste Management System and Larger Compactors



Roofing, Insulation, & Ventilation Improvements



MDG completed elevator modernization



New plumbing at Williamsburg Houses



New Ocean Bay boilers

REDESIGNED LOBBIES



Renovated lobby at Betances Houses



New ADA Compliant Mailboxes & Package Rooms



New Resident Lounge



New Lobby Flooring



New Key Fob Secured Entrances



New Storefront Entrance



New Ceiling & Wall Finishes



New Security Cameras

BUILDING ENTRANCES



New Entry Vestibules & ADA Improvements



New Intercom Systems



New Security Cameras



New Key Fob Secured Entrances



Enhanced Entryway Lighting



New Glass Storefront Entrances



Conceptual rendering. Plans to be finalized through partnership with residents

SECURITY IMPROVEMENTS

Your safety is our priority

Below are some of the options for security improvements that can be included in the security plan that we will develop together.



Onsite Security Guards



NYPD Substation



New LED Lighting
(Interior & Exterior)



New Building Entry Doors
with Heavy Duty Magnet
Locking



Monitored Security
Cameras



Security Focus Group &
Regular Meetings to Identify
& Solve Safety Issues



Parking Lot Entry Gate
Key-Fob Access



Local Precinct Partnership



Ring Security Camera



Site-Specific Security Plan



New Key Fob Access
Controlled Areas



OUTDOOR SPACES

Outdoor amenity spaces will be determined by residents



4. PROPERTY MANAGEMENT

PROPERTY MANAGEMENT

Upon converting into the PACT Program
Wavecrest Management will replace NYCHA Property Management

Wavecrest Management has over 40 years of experience and is the most experienced property management firm with NYCHA PACT conversions



PROPERTY MANAGEMENT

Providing Residents with top tier property management responsive to their needs is our top priority



On-site Live-in Superintendent with Repairs Completed within 24 Hours



Prioritize Tenant Safety with Active Monitoring of Security Systems and Enforcement of Resident House Rules



Joint Development of Resident House Rules



Team of Bilingual Staff Prepared to Assist Residents with Any Questions or Concerns



Regular Meetings with Resident Association & Resident Body



Quarterly Review of Property Management Performance with Tenants

5. SOCIAL SERVICES & HIRING

SOCIAL SERVICES

- In partnership with Resident Leadership, we will be conducting a Social Services Needs Assessment at Bay View
- Residents will be invited to participate in the survey and share their perspectives
- Survey results will be used to determine what new programming and services will be provided at Bay View

Examples of Social Services Programming:

Case Management & Counseling

Employment Programming

Resume Building, Job Search Assistance, Referrals to Workforce Development Organizations, & Financial Literacy

Senior Programming

Continuing Education, Computer Skills, Nutrition, Health & Wellness, Fitness & Recreation, Arts, & Benefits Enrollment

Youth Programming

Afterschool Recreation, College Readiness, Computer Skills, Entrepreneurship

EMPLOYMENT OPPORTUNITIES

Employment Opportunities will be available for Tenants along with Job Training, and Opportunities for Resident Owned Businesses.

Across our other PACT sites, we have hired over 200 NYCHA residents and intend to hire as many residents as possible at Bay View

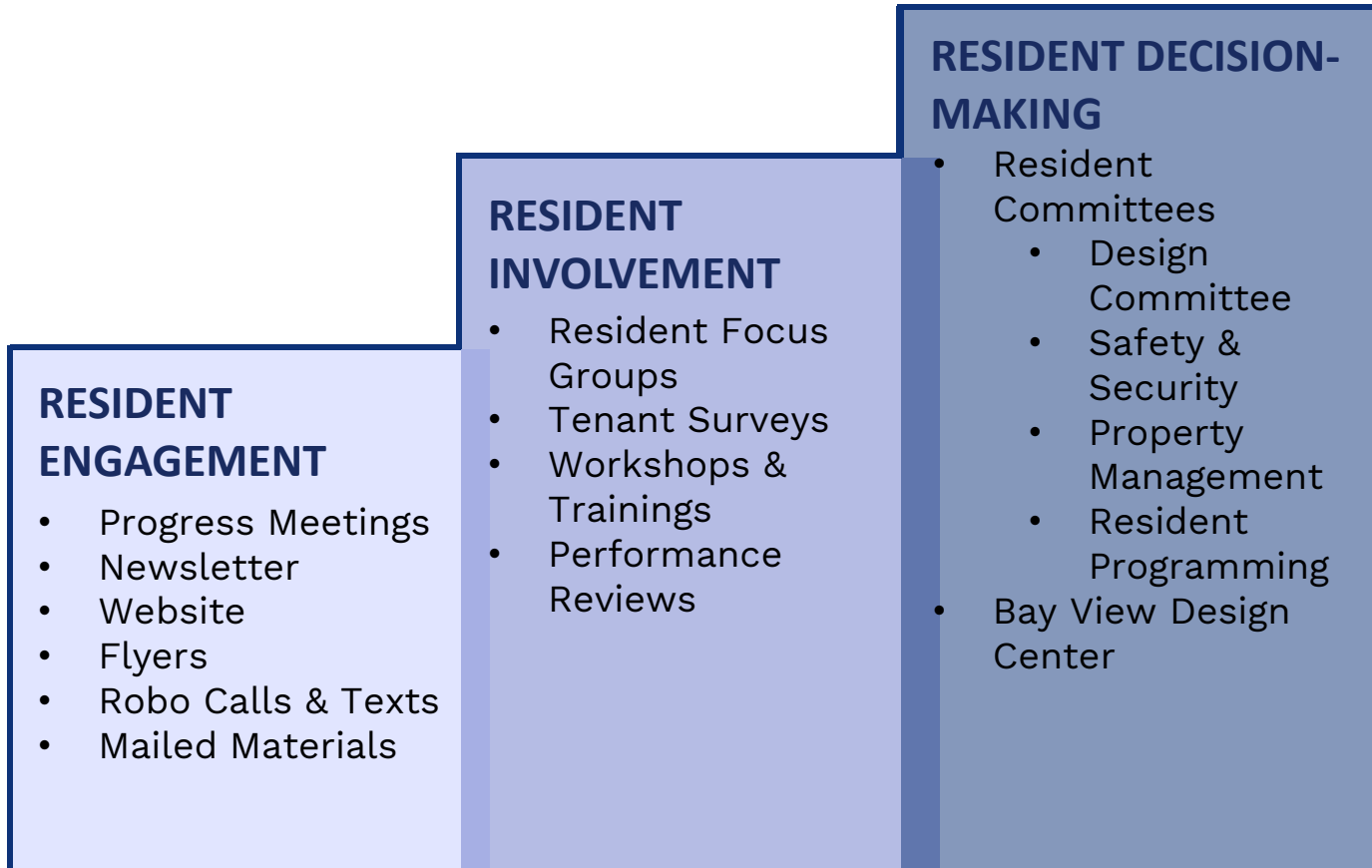
Training Sessions for OSHA 30 Certificate & Lead RRP Certificates (and more) will be scheduled in the coming months

Position	Employer	Estimated Wages	Average Hours per Week
Assistant Construction Superintendent / Foreman	MDG	\$20 - \$40Hr.	40 Hours
Construction Worker	Various Sub-Contractors	\$25- \$50 Hr. (Non-Prevailing) \$50 - \$100 Hr. (Prevailing)	40 Hours
Site Security	MDG	\$15 - \$25 Hr.	40 Hours
Prevailing-wage Compliance Monitor	MDG	\$20 - \$35 Hr.	40 Hours
Site Porters	Wavecrest	\$23 Hr.	40 Hours
Movers & Hospitality Suite Cleaning	Wavecrest	\$23 Hr.	40 Hours

6. PARTNERSHIP APPROACH

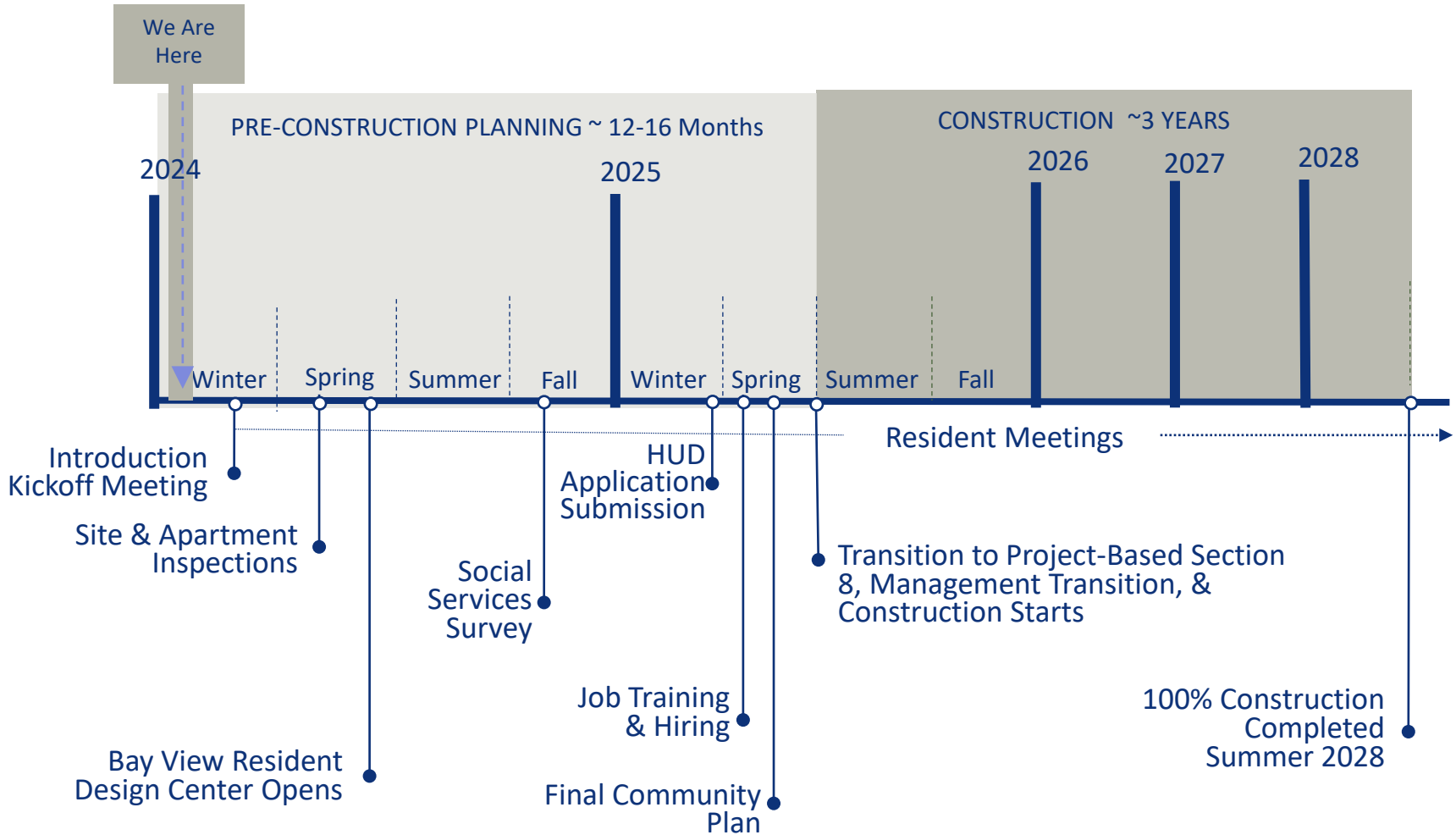
COLLABORATION & COMMUNICATION

Ensuring you and your fellow Bay View Residents are informed and involved in shaping the future of your homes is a top priority



7. NEXT STEPS

BAY VIEW HOUSES PACT TIMELINE



APARTMENT & SITE INSPECTIONS

- Over the next few months, prior to renovations starting, we will conduct apartment & site inspections
- Inspections along with resident feedback will help us flesh out and refine the comprehensive improvements that will be coming to Bay View
- We will be reach out to residents with a written notice, two weeks in advance of any apartment inspection to coordinate
- All staff onsite will have an ID Badge displayed

BAY VIEW PACT PARTNER



Danny Cabrera



MDG Design + Construction
NYCHA PACT PARTNER

CONTACT INFORMATION

Bay View PACT Partner

Hotline: **201-429-5269**

Email: **Questions@BayViewPACT.com**

Website: **BayViewPACT.com**

Reach Out About:

- Presentation Material(s)
- Design and Construction
- New Property Management
- Resident Involvement Opportunities
- Future Meeting Dates and Topics
- Your Ideas for Bay View Improvements

NYCHA

NYCHA PACT Officer Hours: **Fridays 8:30am – 4:30pm** at the **Property Management Office**

PACT Hotline: **212-306-4036**

Email: **PACT@nycha.nyc.gov**

Website: **bit.ly/NYCHA-PACT**

Reach Out About:

- The PACT Program
- Existing Maintenance & Repair Issues (CCC)
- Project Based Section 8
- PACT Resident Rights & Protections
- Rent Calculation in the PACT Program

Until conversion to Project Based Section 8, please continue to contact the Customer Contact Center at (718)-707-7771 for all maintenance issues **31**

