

PACT PARTNERS INTRODUCTION

DECEMBER 13, 2023

PLANNING
FOR PACT



| AGENDA

- 1. PACT Program Overview**
- 2. Eastchester Gardens 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 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



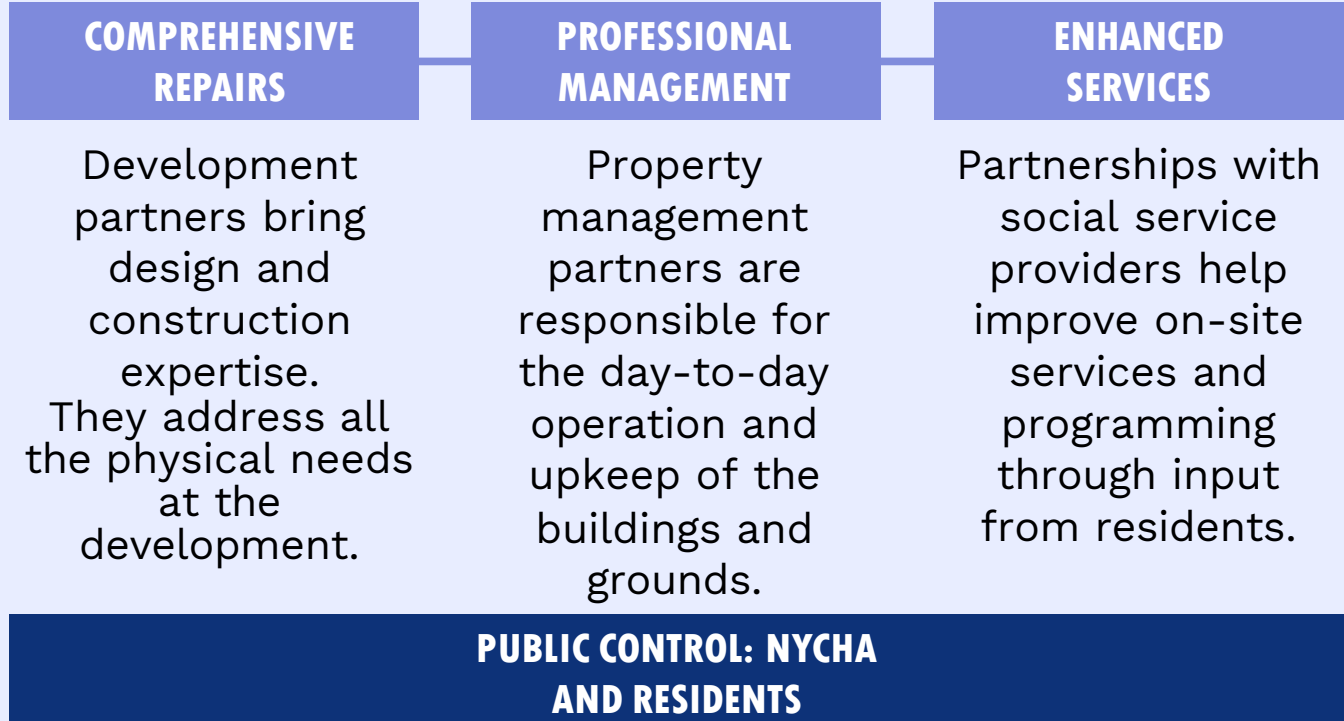
Repaired roof and solar panel system at Ocean Bay (Bayside)



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.



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

- **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.

2. PARTNER INTRODUCTION

EASTCHESTER GARDENS PACT PARTNERS

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

One Team, No Blame Game. With the Eastchester Gardens PACT Partners, you get a unified team – from development to construction to property management. Our executives 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 Eastchester Gardens.

CO-DEVELOPERS

MDG Design & Construction
Wavecrest Management
Infinite Horizons

GENERAL CONTRACTOR

MDG Design & Construction

PROPERTY MANAGEMENT

Wavecrest Management

EASTCHESTER GARDENS PACT PARTNERS



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 developed and preserved
- Decades of Experience in Resident First in Development and Construction Approach
- **Most Experienced PACT Developer & GC (5,504 Apartments – 6 Developments)**



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 Eastchester Gardens
- **In-depth Knowledge on Eastchester Gardens 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.

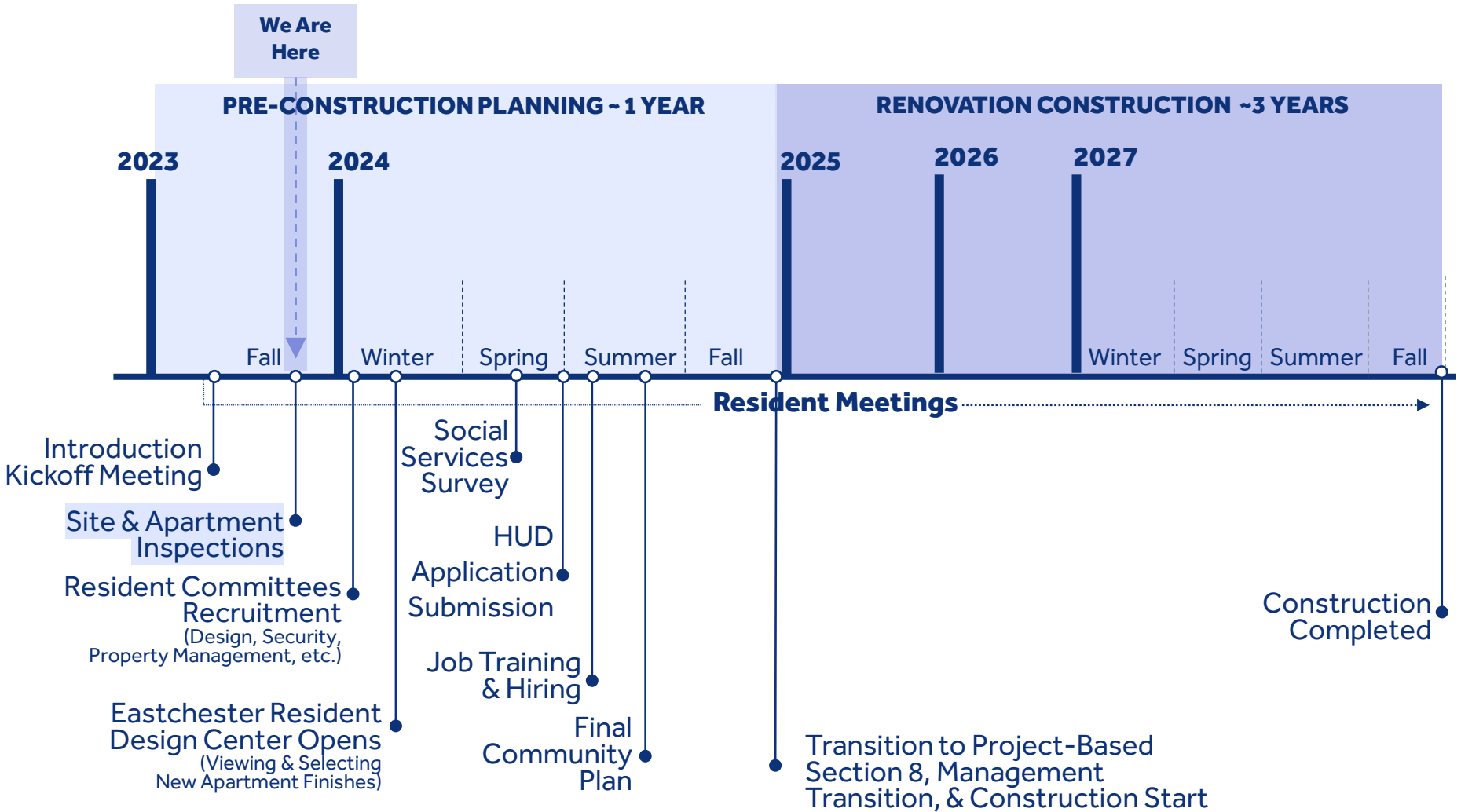
Our goal is to demonstrate creative ideas and solutions and **work with you** as a **true partner** to determine the best outcomes for **your homes**. We will create an onsite **Eastchester Gardens Design Center** for a hands-on decision-making process.



Williamsburg Houses Resident Design Center

3. UPGRADES & IMPROVEMENTS

EASTCHESTER GARDENS PACT TIMELINE

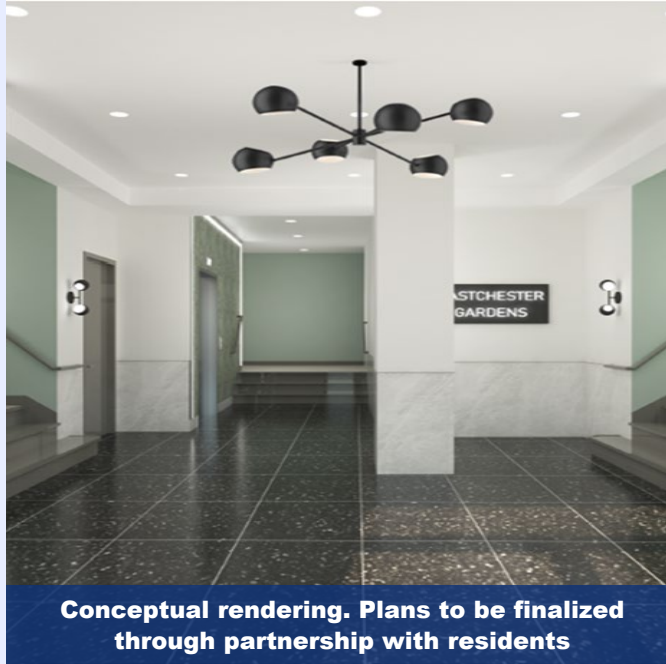


COMPREHENSIVE IMPROVEMENTS SUMMARY



COMPLETE REHAB

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



Conceptual rendering. Plans to be finalized through partnership with residents

LOBBY REDESIGN

Redesign and modernize your lobbies with high quality finishes



Conceptual rendering. Plans to be finalized through partnership with residents

NEW OUTDOOR SPACES

Outdoor green space will be reimagined and rebuilt with upgraded outdoor spaces, playgrounds, gardens, and amenities

APARTMENTS



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



New Modern Kitchen Cabinets, Solid Surface Countertops, & Stainless-Steel Appliances



Upgraded Heating and Cooling Systems with Controls



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



Exploring feasibility of New In-Unit Washing & Drying Machines & Dishwasher



Repaired & Newly Painted Walls



BUILDING SYSTEMS



Upgraded Heating and Cooling Systems



Plumbing Improvements



Modernized & Upgraded Elevators



Comprehensive Façade Improvements



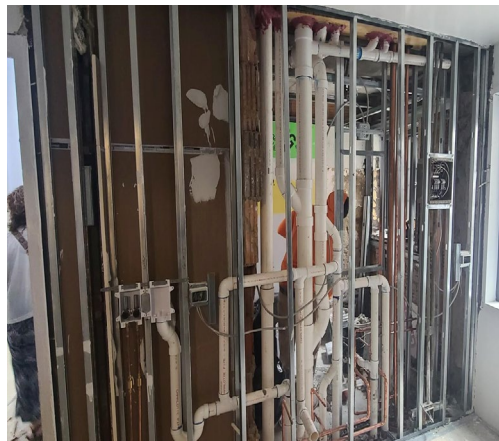
Lead, Asbestos, Mold, & Pests Issues Addressed



Upgraded Waste Management System and Larger Compactors



Roofing, Insulation, & Ventilation Improvements



BUILDING LOBBIES



New ADA Complaint Mailboxes



New Ceiling & Wall Finishes



New Lobby Flooring



New Key Fob Secured Entrances



New Lighting



New Security Cameras

BUILDING ENTRANCES



ADA Improvements



New Intercom Systems



New Security Cameras



New Key Fob Secured Entrances



Enhanced Entryway Lighting



New Entryway Planting



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.



New Key Fob Entry System & Modern Intercom



New Building Entry Doors with Heavy Duty Magnet Locking



New LED Lighting (Interior & Exterior)



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



Monitored Security Cameras



Local Precinct Partnership



Ring Security Camera



Site-Specific Security Plan





OUTDOOR SPACES



New Plantings



New Playgrounds



New Outdoor Seating



Enhanced Development Walkways



New Lighting



Stormwater Resiliency Improvements





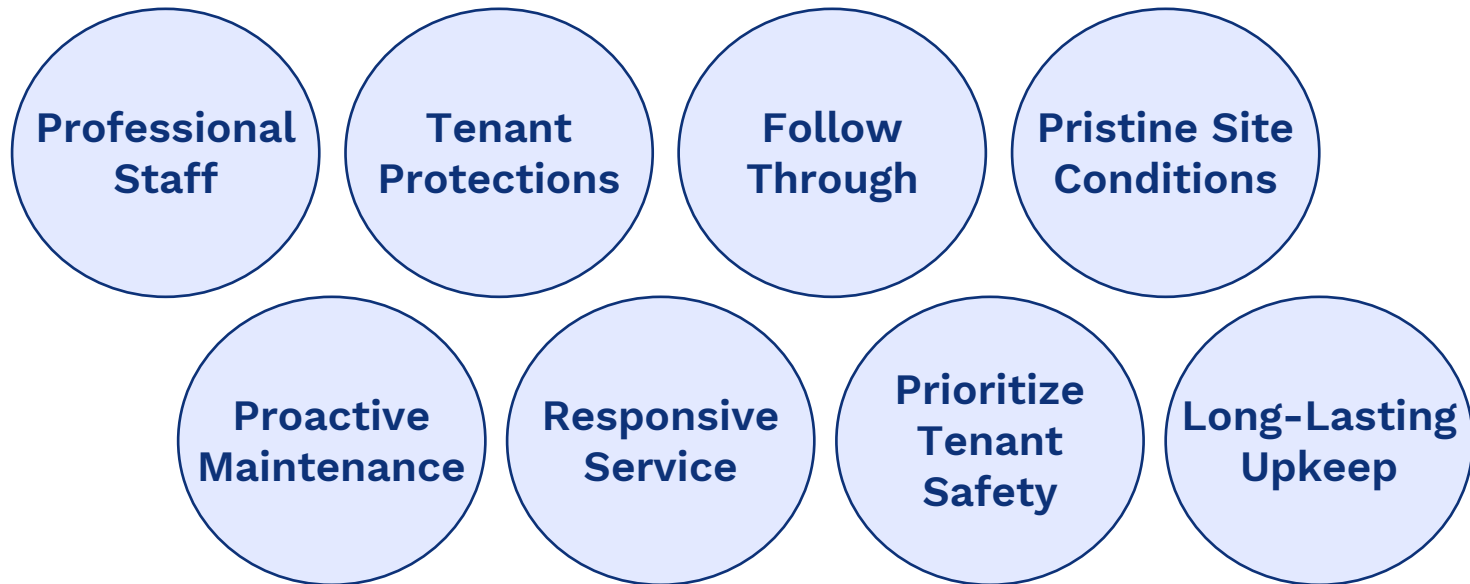


4. PROPERTY MANAGEMENT

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 Eastchester Gardens
- 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 Eastchester Gardens

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 3 other PACT sites, we have hired over 200 NYCHA residents and intend to hire as many residents as possible at Eastchester Gardens

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 Eastchester Gardens Residents are informed and involved in shaping the future of your homes is a top priority

RESIDENT ENGAGEMENT

- Progress Meetings
- Newsletter
- Website
- Flyers
- Robo Calls & Texts
- Mailed Materials

RESIDENT INVOLVEMENT

- Resident Focus Groups (Design, Security, Property Management, etc.)
- Design Charrette
- Tenant Surveys
- Workshops & Trainings
- Performance Reviews

RESIDENT DECISION-MAKING

- Resident Committees
 - Design Committee
 - Safety & Security
 - Property Management
 - Resident Programming
- Eastchester Gardens Design Center

7. NEXT STEPS

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 Eastchester Gardens
- We will reach out to residents in advance of any apartment inspection to coordinate
- All staff onsite will have an ID Badge displayed

**EASTCHESTER
GARDENS
PACT PARTNER**

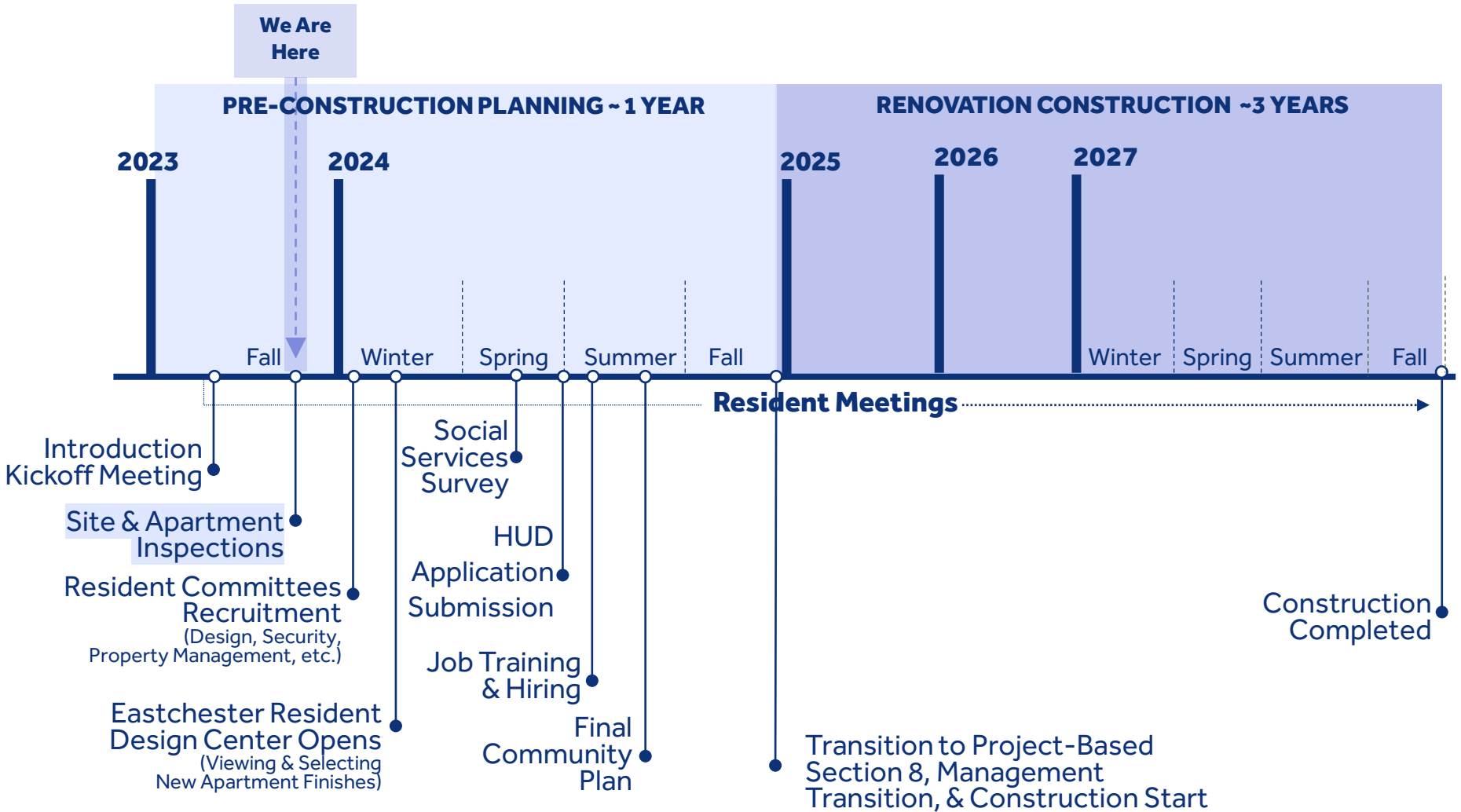


Danny Cabrera



MDG Design + Construction
NYCHA PACT PARTNER

EASTCHESTER GARDENS PACT TIMELINE



CONTACT INFORMATION

Eastchester Gardens PACT Partners

Email: Questions@EastchesterPACT.com

Website: EastchesterPACT.com

Reach Out About:

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

For existing maintenance issues contact NYCHA's Customer Contact Center (CCC) at 718-707-7771

