



NORTHWEST BRONX SCATTERED SITES

PACT PARTNER INTRODUCTION

JULY 13, 2023



NWBRONX PACT PARTNERS



Omni New York LLC



THE ARKER COMPANIES
REAL ESTATE DEVELOPMENT



AGENDA

1. PACT Overview
2. PACT Partners Intro
3. PACT Partners Experience:
Before & After
4. Project Overview
5. Timeline
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



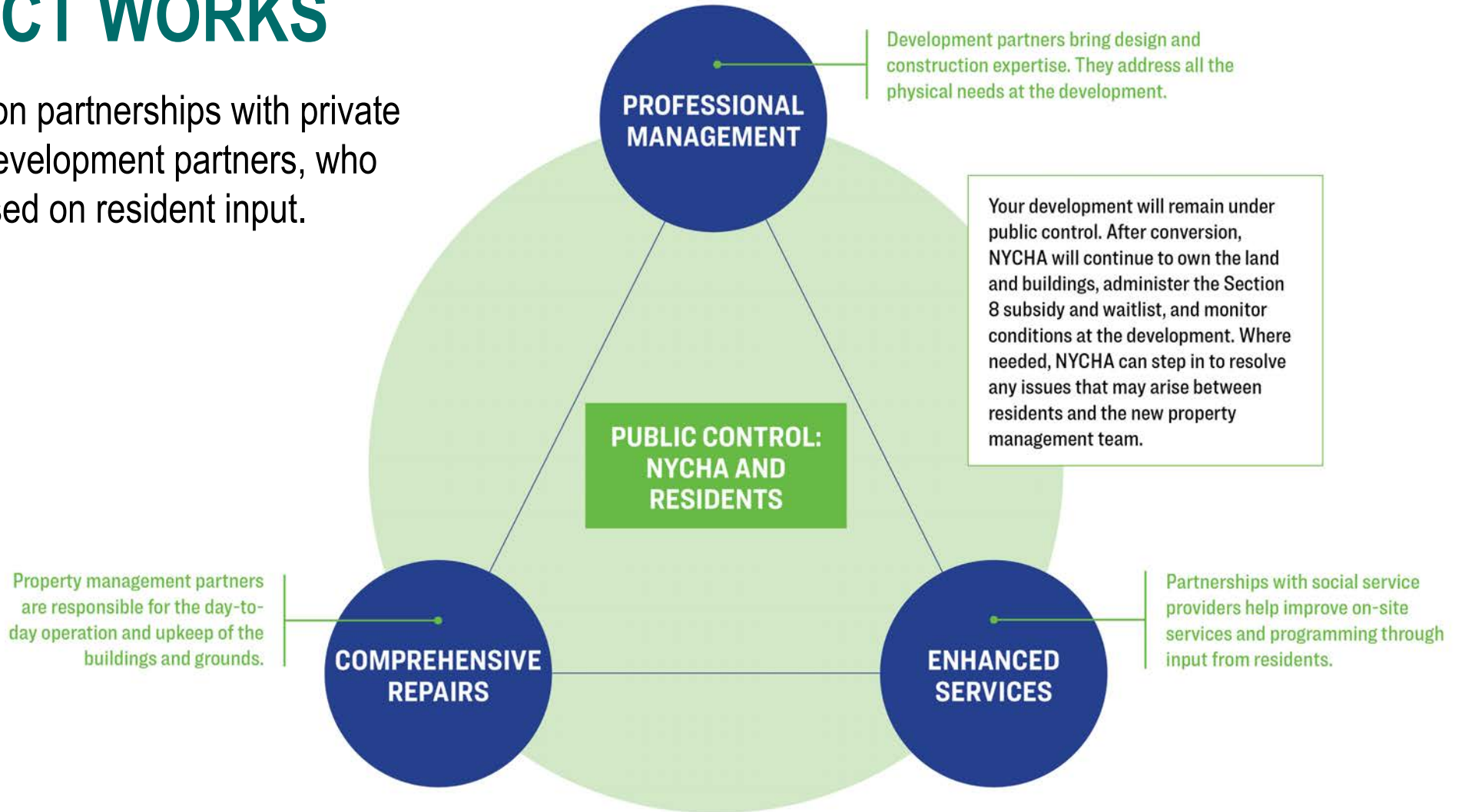
Repaired roof and solar panel system at Berry St Houses



Renovated building entrance at Warren Street

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,

9,563 units in NYC
and 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

Over 9,000 affordable units in NYC, including over 4,000 in the Bronx

Nearly 12,000 units with rental subsidies



DEVELOPMENT TEAM MEMBER



Real estate development company started by MLB All-Star Mo Vaughn, Eugene Schneur and Robert Bennett –

all leaders in the **affordable housing** industry

Principals have owned and developed over 19,400 units of affordable housing in 15 states

Experienced with NYCHA PACT as part of the Brooklyn Bundle II and Union Ave Consolidated



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



GENERAL CONTRACTOR



CHATEAU GC LLC



RENEWAL
CONSTRUCTION SERVICES

Joint Venture with
Renewal Chateau
LLC

70 tenant-in-place
rehab totaling
nearly 20,000 units

Renewal
Construction
Services owned by
Omni

Chateau GC LLC
owned by Arker



Independence Towers



Weeksville Gardens

PROPERTY MANAGEMENT



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

- Respond to repairs quickly and ensure that issues are resolved
- Provide open lines of communication with residents
- Implement comprehensive cleaning and trash management system



PACT EXPERIENCE: BROOKLYN BUNDLE II

Omni, Arker, Dabar and members of SBV together worked with NYCHA to convert Brooklyn Bundle II:

- Largest RAD/PACT conversion to date with 2,625 units
- Converted in February 2020
- Construction completed on time in Spring 2022



Warren Street Renovated Exterior



Renovated Kitchen

BEFORE & AFTER: EXTERIOR AND LANDSCAPING AT PACT BROOKLYN BUNDLE



PRE-REHAB



RENOVATED

BEFORE & AFTER: PLUMBING REPAIRS AT PACT BROOKLYN BUNDLE



PRE-REHAB

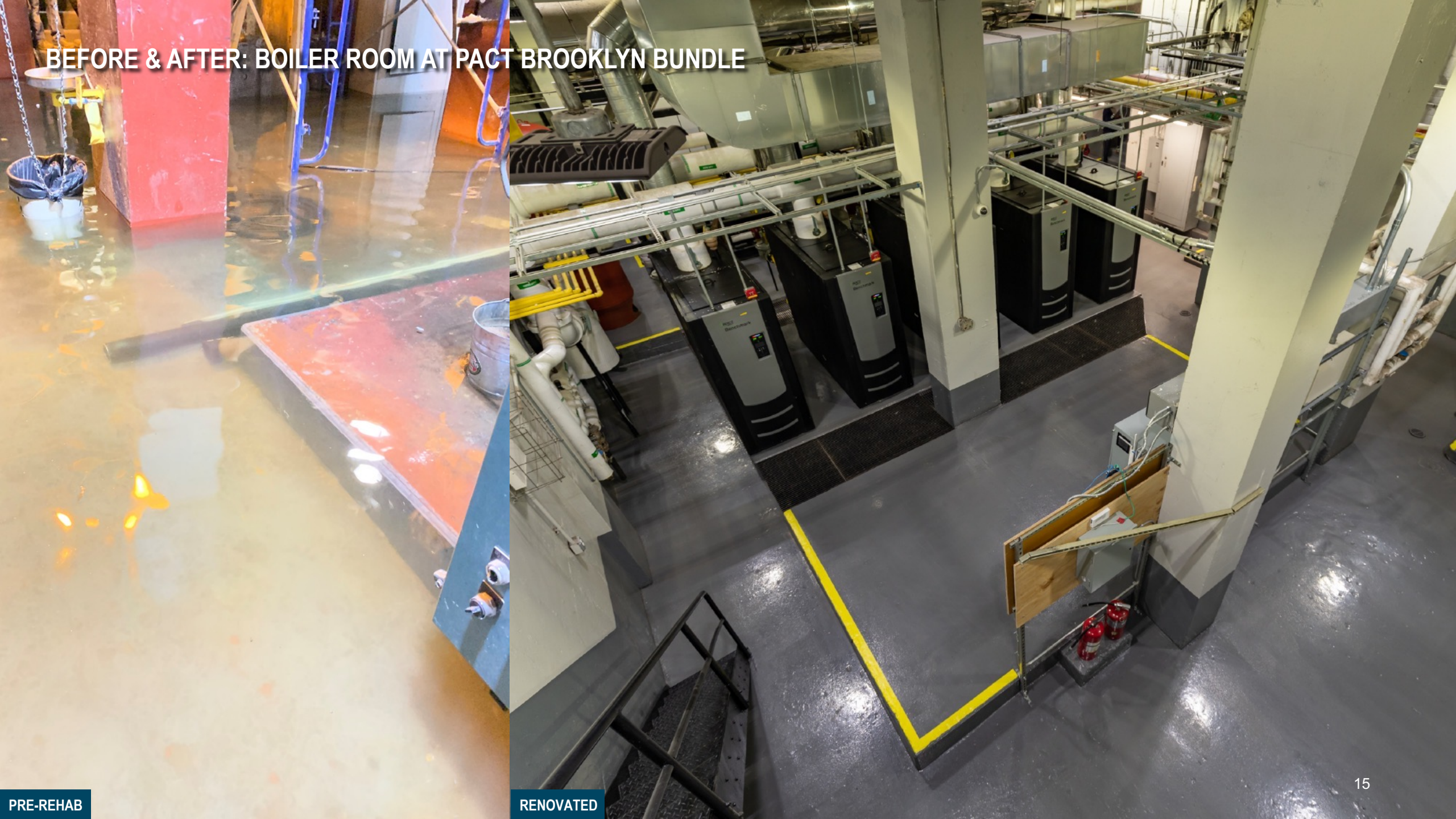


DURING REHAB



RENOVATED

BEFORE & AFTER: BOILER ROOM AT PACT BROOKLYN BUNDLE



PRE-REHAB

RENOVATED

BEFORE & AFTER: COMPLETED BATHROOM AT PACT BROOKLYN BUNDLE



PRE-REHAB



RENOVATED

BEFORE & AFTER: KITCHEN AT PACT BROOKLYN BUNDLE



PRE-REHAB



RENOVATED

BEFORE & AFTER: APARTMENT INTERIOR AT PACT BROOKLYN BUNDLE



BEFORE & AFTER: COMMUNITY ROOM AT PACT BROOKLYN BUNDLE



BEFORE & AFTER: HALLWAY AT PACT BROOKLYN BUNDLE



PRE-REHAB



RENOVATED

REHAB PROCESS

- Appointments made based on tenants' schedules
- Dedicated on-site staff to coordinate construction appointments & respond to tenant concerns
- We plan to have tenant meetings on construction process
- Assistance with packing & temporary relocation for tenants with disabilities or illness

*To the employees, and employers
who worked together, and restored
my apartment in such a
beautiful and artistic fashion
working together in friendship
and perfection*

*Pearson
225 DIVISION AVE*

“Thank you for the great job you and your staff have done on my parents’ apartment.”

—Edwin
225 Division Ave

“Your team was very accommodating as to scheduling and to conforming their work to my family’s needs.”

—Lee
125 Taylor St

“I wanted to express my sincere gratitude for the incredible job your team did in my apartment. Your team was meticulous, organized and committed.”

—Milagros
130 Clymer St

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



HIRING PLAN

Our goal is to fill 30% of all new positions with Section 3 residents

Priority will be given to qualified NYCHA residents of the targeted developments

Construction positions will be prevailing wage

Property management positions will be unionized with 32BJ

Construction & OSHA/SST Training to be provided to 50 NYCHA residents and local community members



70

Projected NYCHA residents and Section 3 construction hires



HIRING PLAN EXPERIENCE

At Brooklyn Bundle II we:

Successfully filled 30% of newly created positions with NYCHA residents

Exceeded Section 3 hiring goals with 47% of all new hires qualifying for Section 3

NYCHA hires included Property Manager, Handyperson, Painter, Electrical Helper, Bath Installer

95 individuals received free OSHA 30 including 38 NYCHA residents



SERVICES & ACTIVITIES

We will work with **residents and existing providers** to select a social service provider, administer a social service needs assessment, and create a social service plan.

Potential services:

- On-site social worker
- Youth and senior programming
- Financial counseling
- Credit building via on-time rent payment
- Scholarship Fund for residents seeking higher education



FUTURE MEETING TOPICS

Property Management Team Intro

Resident Hiring Meeting

Construction & OSHA Training

Potential Jobs

Rehab Scope Meetings

Construction Logistics

Sample Kitchen and Bathroom Renderings

Social Services Meeting

Legal Assistance & Lease Signing

Section 8



TIMELINE

| | | | | | | |
|---------------------------|-----------------------------|--------------------------------|-----------------|---------------------|------------------|---------------------------|
| MAY - JULY | JULY | SEPTEMBER | FALL 2023 | LATE FALL 2023 | WINTER 2023/2024 | SPRING 2024 |
| ENVIRONMENTAL INSPECTIONS | PROPERTY MANAGEMENT MEETING | HQS, HIRING & TRAINING MEETING | HQS INSPECTIONS | REHAB SCOPE MEETING | LEASE SIGNING | CONVERSION & REHAB BEGINS |

NEXT STEPS

- Environmental Inspections
- Tenant Meetings
- Pre-HQS and HQS Inspections in all apartments



ENVIRONMENTAL INSPECTIONS



- Testing for radon, mold, asbestos & lead
- Allowing inspectors access helps us move toward rehab faster
- Any identified environmental hazards will be addressed during rehab

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



pactnwbronx.com

ARKER & PROGRESSIVE MANAGEMENT:

NWBronx@progressivemgmt.net

516-227-9396

CONSTRUCTION & ENVIRONMENTAL INSPECTIONS:

PACTPartners@pactnwbronx.com

917-773-0022

QUESTIONS?

