



NWB

## REHAB SCOPE MEETING



NORTHWEST BRONX PACT PARTNERS



THE ARKER COMPANIES  
REAL ESTATE DEVELOPMENT

SBV  
REAL ESTATE



Omni New York LLC



DABAR  
DEVELOPMENT  
PARTNERS

# AGENDA

1. PACT Overview
2. Construction Team Intro
3. Rehab Process Overview
4. Scheduling & Preparation
5. Inspections Recap
6. Next Steps
7. Q&A



# 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 Weeksville Gardens



Site improvements at Warren St Houses



Repaired roof and solar panel system at Berry St Houses

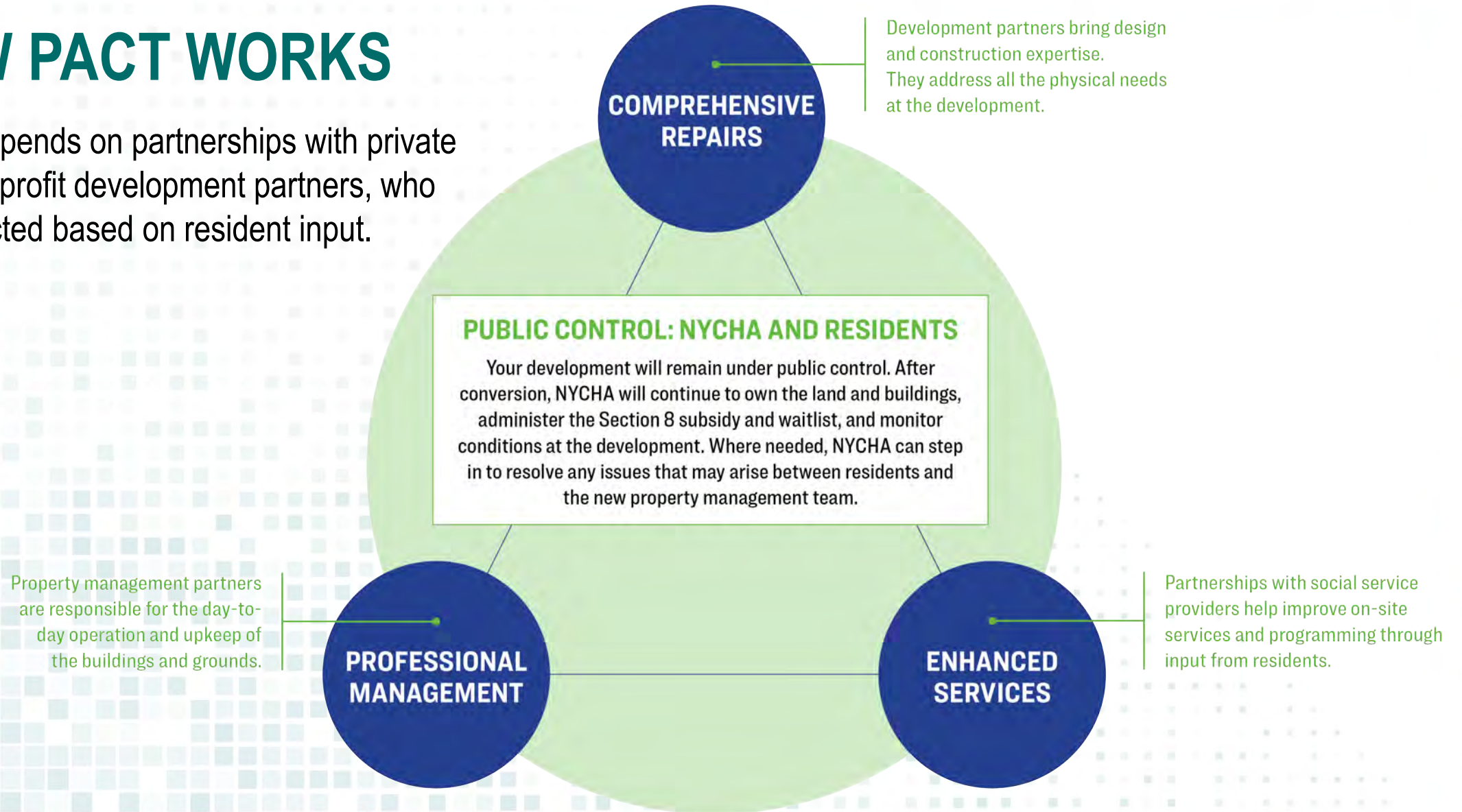


Renovated building entrance at Warren Street



# 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  
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



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

all leaders in the  
**affordable housing**  
industry

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

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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



Independence Towers

- 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



# BUILDING IMPROVEMENTS & INVESTMENTS



## BUILDING SYSTEMS

- Upgraded heating systems
- New windows, roof, exterior wall and façade upgrades
- Elevator modernization
- Installation of security cameras
- Upgraded fire safety systems
- Plumbing repairs

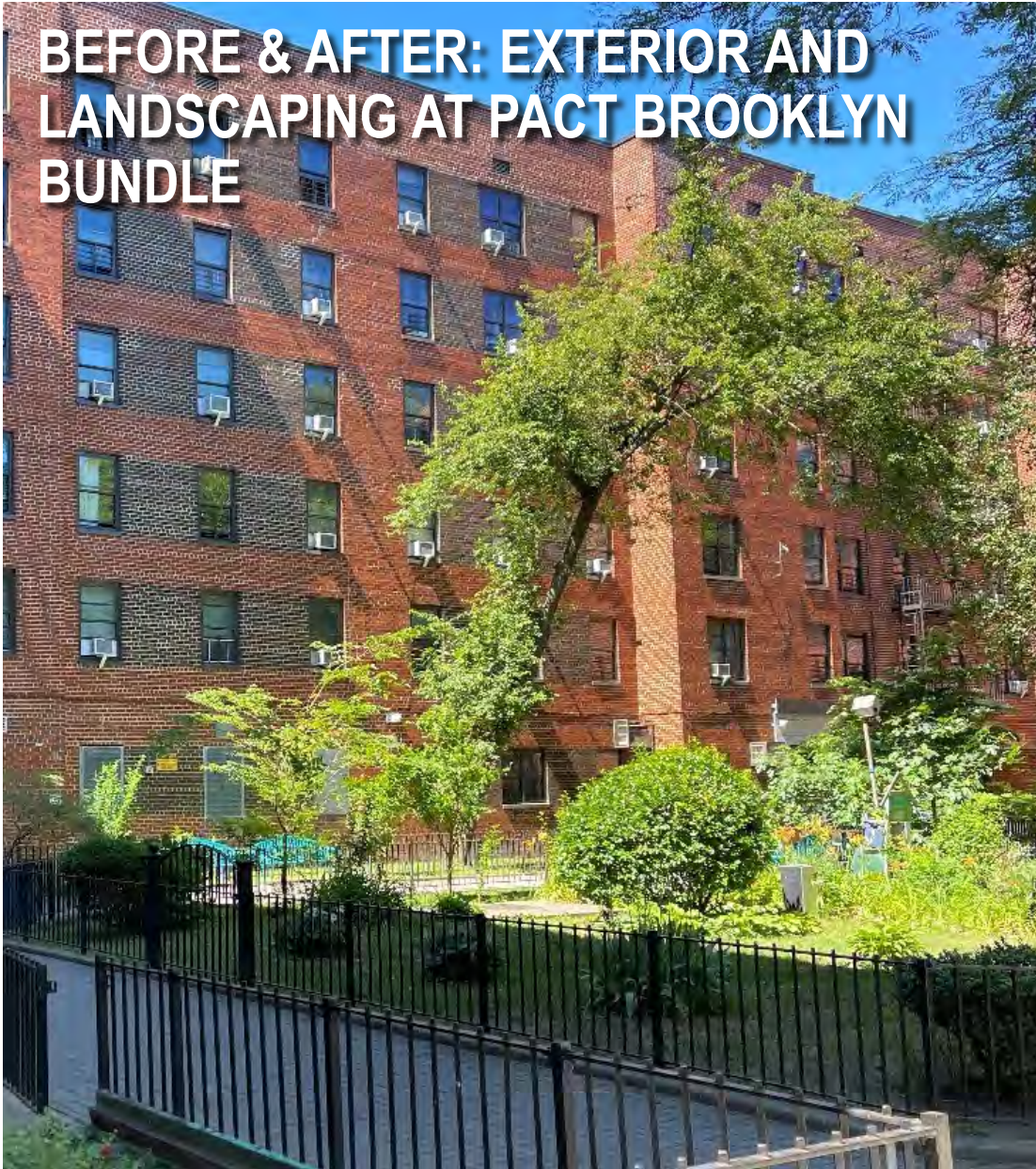


# Completed Boiler Room at PACT Brooklyn Bundle





# BEFORE & AFTER: EXTERIOR AND LANDSCAPING AT PACT BROOKLYN BUNDLE



BEFORE



AFTER



# SOLAR PANELS INSTALLED AT PACT BROOKLYN BUNDLE

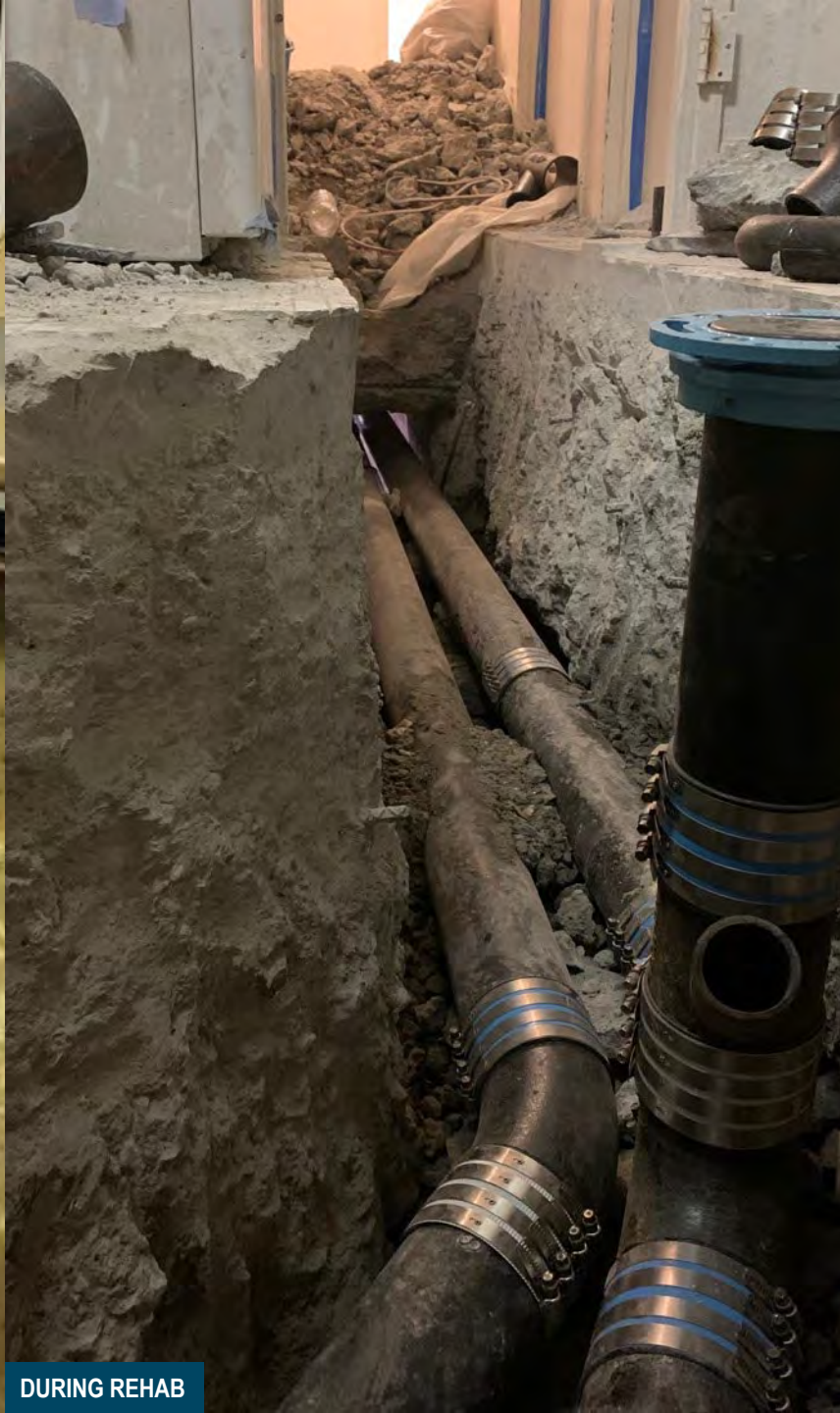




# BEFORE & AFTER: PLUMBING REPAIRS AT PACT BROOKLYN BUNDLE



BEFORE



DURING REHAB



AFTER



# BUILDING IMPROVEMENTS/INVESTMENTS

## COMMON AREAS

- New landscaping
- Upgraded lobbies
- Hallway repairs
- New entry doors, access controls and ADA improvements
- New mailboxes
- Lighting and safety upgrades
- Community Room upgrades





EXTERIOR RENOVATIONS AT PACT BROOKLYN BUNDLE



# RENOVATED LOBBY AT PACT BROOKLYN BUNDLE



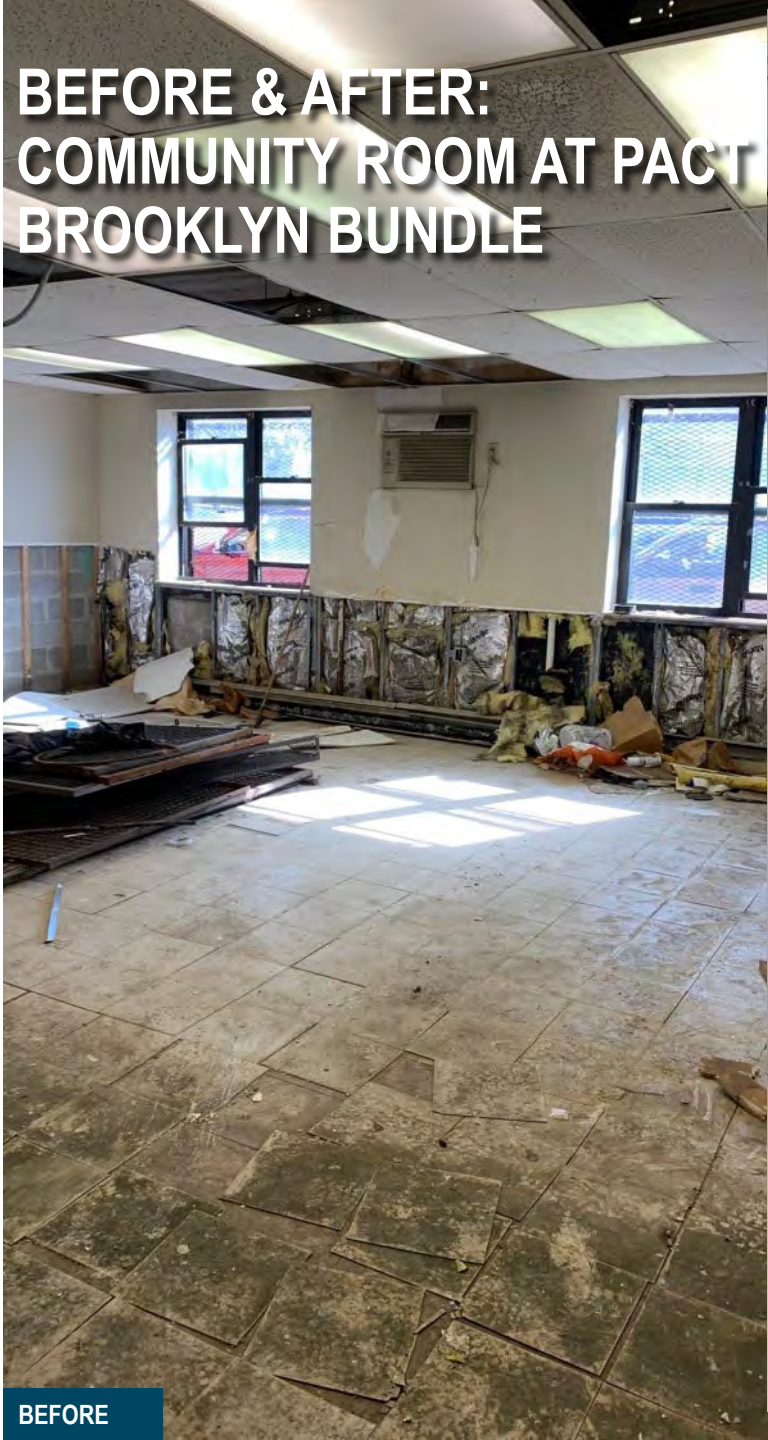


# RENOVATED LOBBY AT PACT BROOKLYN BUNDLE





# BEFORE & AFTER: COMMUNITY ROOM AT PACT BROOKLYN BUNDLE



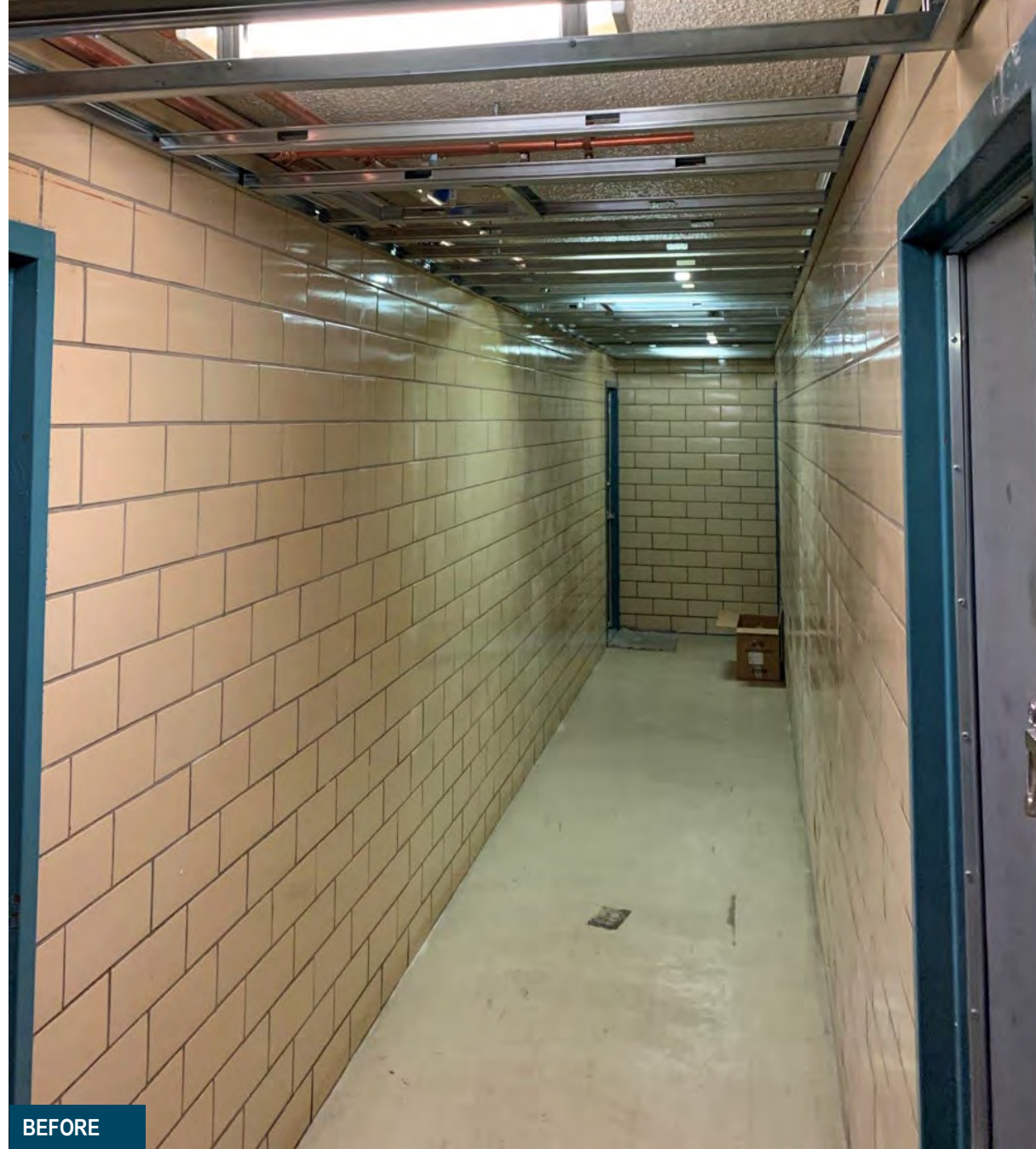
BEFORE



AFTER



# BEFORE & AFTER: HALLWAY AT PACT BROOKLYN BUNDLE



BEFORE



AFTER



# RENOVATED HALLWAY AT PACT BROOKLYN BUNDLE





# BUILDING IMPROVEMENTS/INVESTMENTS

## APARTMENT UPGRADES

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



# BEFORE & AFTER: COMPLETED BATHROOM AT PACT BROOKLYN BUNDLE



BEFORE



AFTER



# BEFORE & AFTER: KITCHEN AT PACT BROOKLYN BUNDLE



BEFORE



AFTER



# BEFORE & AFTER: APARTMENT INTERIOR AT PACT BROOKLYN BUNDLE



BEFORE



AFTER



# RENOVATED APARTMENT AT PACT BROOKLYN BUNDLE



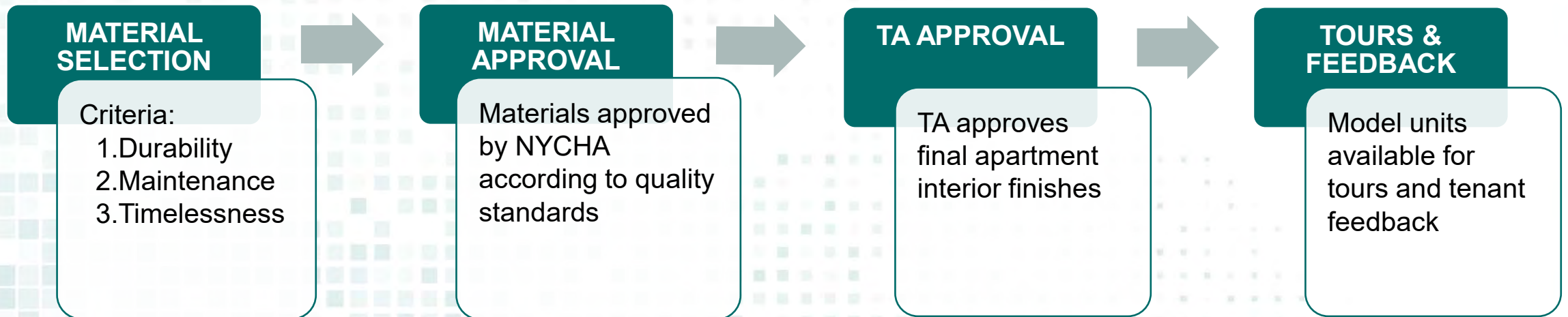


# BUILDING IMPROVEMENTS/INVESTMENTS

- **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
  - Potential installations of 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



GREY 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



# MODEL UNITS

- **Model units will be built at the below 4 sites:**
  1. **Harrison Ave – Site B**
  2. **Bailey**
  3. **228 West Tremont**
  4. **Twin Parks East**
- **Tenants will have the opportunity to view what their unit will look like and provide feedback**
- **Sites will be available beginning of 2024 and we will provide more information as it becomes available to us**



# PREPARING FOR WORK IN YOUR UNIT

- You will have a functioning bathroom and kitchen at the end of the day
- Special needs should be brought to our 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



# TENANT IN PLACE REHAB

- Vast majority of work is done with residents in place
- Hospitality suites will be available for residents during work day
- 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
  - 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



# 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: *pactnwbronx.com*
  - Hand to us in person or email to [info@renewallc.com](mailto:info@renewallc.com)
  - Drop off at our Management Office:  
228 West Tremont Ave  
Bronx, NY 10453  
9:00 AM – 4:00 PM (M-F)



# HEALTH & SAFETY INSPECTIONS



- Progressive Management team is inspecting apartments at every development
- Health and safety issues in apartments will be addressed immediately
- Residents with severe problems in apartments should contact PACT team to schedule inspection
- Beginning in early 2024



# FUTURE MEETING TOPICS

**Resident Hiring & Social Services Meetings**

Construction & OSHA Training

Potential Jobs

Potential Onsite Services & Free Activities

**Legal Assistance & Lease Signing**

**Section 8 Transition Meetings**





# TIMELINE

WINTER 2024	SPRING 2024	MARCH 2024	SUMMER 2024
HEALTH & SAFETY INSPECTIONS	LEASE SIGNING	SOCIAL SERVICES & HIRING MEETING	CONVERSION & REHAB BEGINS



# NEXT STEPS

- Model unit tours
- Health & Safety inspections in apartments



West Tremont Rendering



# AVAILABLE NYCHA RESOURCES FOR RESIDENTS

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## PACT

**Phone:** 212-306-4036

**Email:** PACT@NYCHA.NYC.GOV

**Web:** <http://on.nyc.gov/nycha-pact>

**PACT Hours:** Fort Independence – Tuesdays 8:30a-12:30p

Bailey – Tuesdays 1:30p – 4:30p

### **Contact PACT Resources with questions about:**

- The 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](mailto:NWBronx@progressivemgmt.net)**

**516-277-9396**

**CONSTRUCTION & ENVIRONMENTAL INSPECTIONS:**

**PACTPartners@pactnwbronx.com**

**917-773-0022**



# QUESTIONS?

