

# PACT PARTNERS INTRODUCTION

## SEWARD PARK EXTENSION





# AGENDA

- 1. PACT Program Overview**
- 2. Seward Park Extension 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.

## 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

- **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**

# SEWARD PARK EXTENSION PACT PARTNERS

MDG Design + Construction, Wavecrest, and Essence Development are all mission Based affordable housing organizations with decades of combined experience.

**One Team.** With the Seward Park Extension 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 Seward Park Extension.

## CO-DEVELOPERS

Essence Development  
MDG Design + Construction  
Wavecrest Management

## GENERAL CONTRACTOR

MDG Design + Construction

## PROPERTY MANAGEMENT

Wavecrest Management

## RESIDENT LIAISON

Housing Opportunities Unlimited



# SEWARD PARK EXTENSION 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

- Founded in 2020 as a 100% Minority Owned Real Firm
- Focused on building sustainable, energy-efficient, affordable, and workforce housing in Urban areas
- Members of the Essence team represents over 20 years of affordable development experience.
- **PACT Partner for Fulton & Elliott-Chelsea Houses**



## 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 Seward Park Extension
- **In-depth Knowledge on Seward Park Extension 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

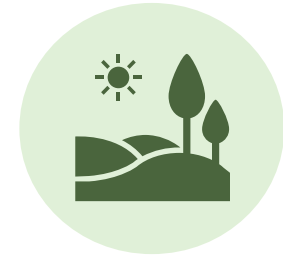
Our partnership with residents is for the long haul and not just during predevelopment and construction



## **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 **Seward Park Extension Design Center** for a hands-on decision-making process.

**Plans will be finalized in partnership with Residents**



**Williamsburg Houses Resident Design Center**

# **3. UPGRADES & IMPROVEMENTS**

# COMPREHENSIVE IMPROVEMENTS SUMMARY



## COMPLETE REHAB

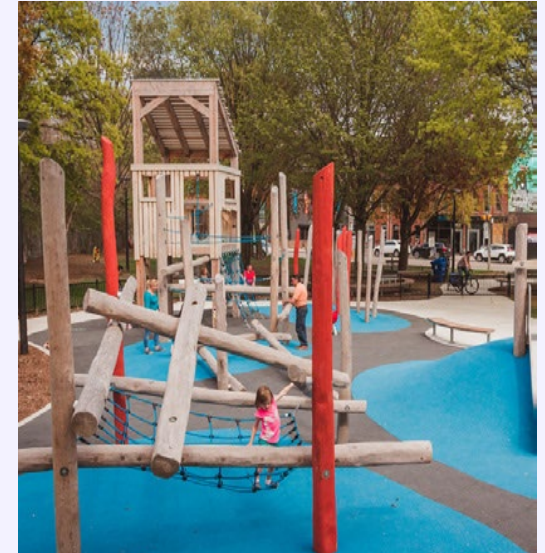
We will improve every aspect of the property from the units to the common areas and grounds



**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 BUILDING ENTRANCE & OUTDOOR SPACES

Outdoor green space will be reimagined and rebuilt along with Seward Park Extension building entrances

# 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



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



Accessibility Improvements



Repaired & Newly Painted Walls



# BUILDING SYSTEMS



Upgraded Heating and Cooling Systems



Plumbing Improvements



Modernized & Upgraded Elevators



Comprehensive Façade Improvements



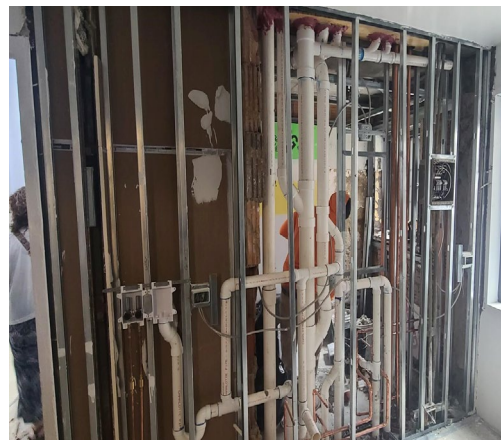
Lead, Asbestos, Mold, & Pests Issues Addressed



Upgraded Waste Management System and Larger Compactors



Ventilation Improvements



# REDESIGNED FIRST FLOOR



New Mail & Package Rooms



New Laundry Room



New Lobby Flooring & Finishes



New Secure Entry Vestibules



New Resident Amenity Spaces (Lounges, Library, Recreation Room)



New Security Cameras



# BUILDING ENTRANCES



New Entry Vestibules  
& ADA Improvements



New Security  
Cameras



New Key Fob Secured  
Entrances



New Entryway  
Plantings



New Intercom Systems



Enhanced Entryway  
Lighting



# 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

Outdoor Amenity Spaces will be determined by Residents

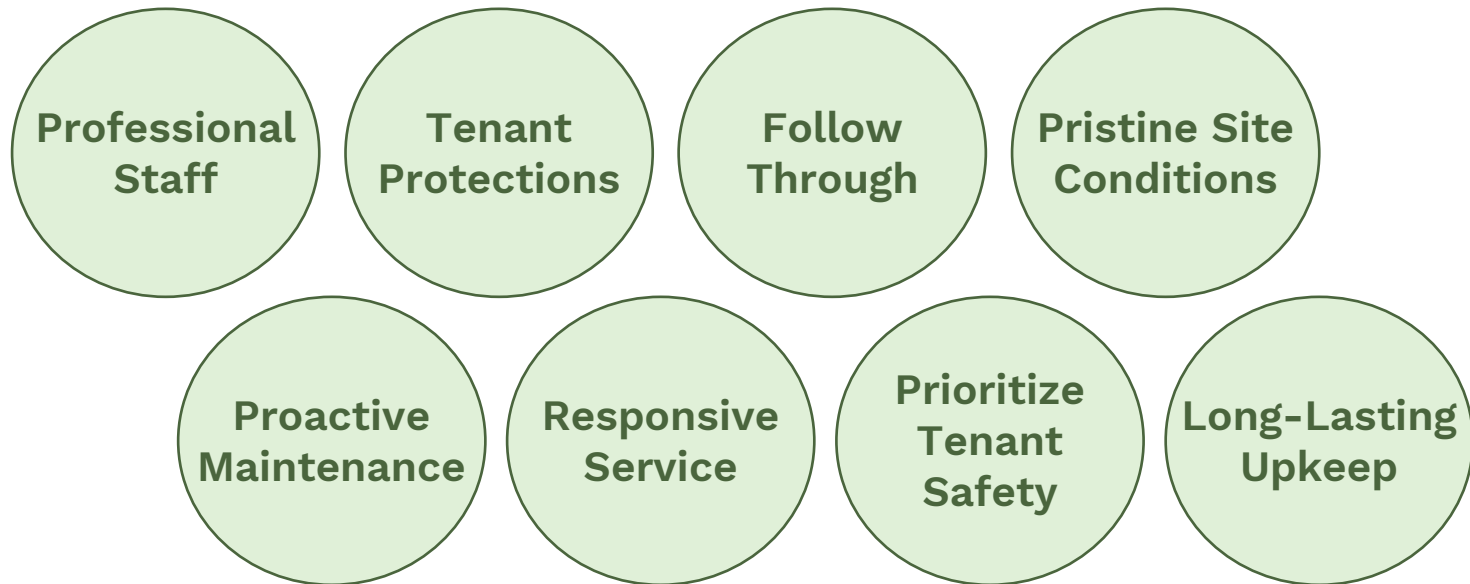


# **4. PROPERTY MANAGEMENT**

# 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 Seward Park Extension
- 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 Seward Park Extension

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



# PROPOSED PROGRAMMING PARTNERS

## RESIDENT SERVICES



## CULTURE & EDUCATION



## WORKFORCE DEVELOPMENT & INCOME MOBILITY



## CONNECTIVITY



# 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 Seward Park Extension

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 Seward Park Extension Residents are informed and involved in shaping the future of your homes is a top priority

## RESIDENT ENGAGEMENT

- Progress Meetings
- Newsletters
- 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
- Seward Park Extension Design Center

# RESIDENT LIASION

**Housing Opportunities Unlimited (HOU)** will Serve as the Resident Liaison for Seward Park Extension Residents

- Conduct Household & Resident Programming Assessments
- Ensure Consistent Communication & Collaboration with Residents
- Coordinate Logistics with Residents
- Support Residents through the Construction Process



# 7. NEXT STEPS

# APARTMENTS & 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 Seward Park Extension
- We will be reach out to residents in advance of any apartment inspection to coordinate
- All staff onsite will have an ID Badge displayed

**SEWARD PARK  
EXTENSION  
PACT PARTNER**

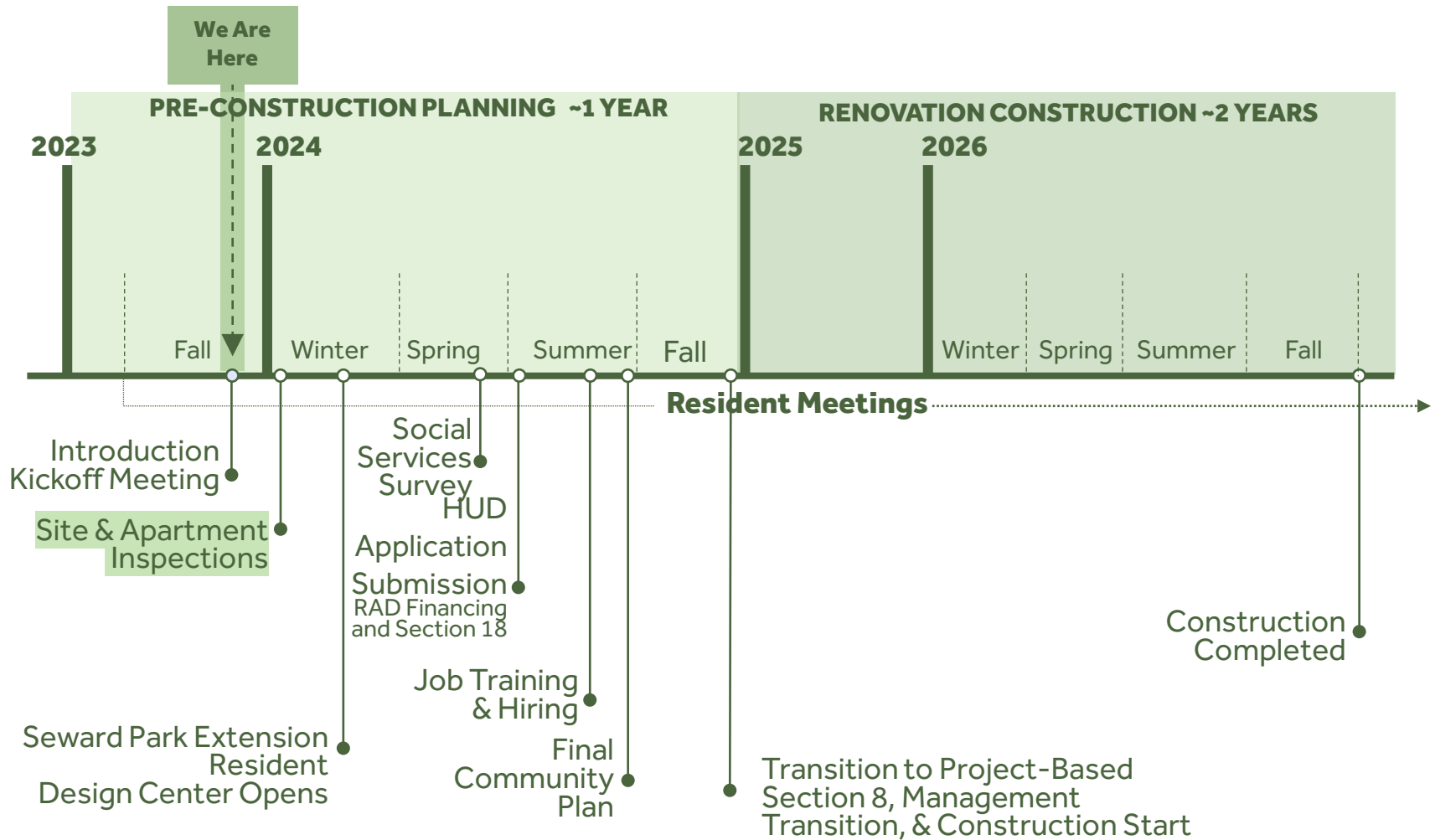


**Jamar Adams**

 **ESSENCE**  
DEVELOPMENT

Essence Development  
NYCHA PACT PARTNER

# SEWARD PARK EXTENSION PACT TIMELINE







# CONTACT INFORMATION

## Seward Park Extension PACT Partners

Hotline: **347-797-1101**

Email: **Seward@housingopportunities.com**

Website: **SewardPACT.com**

Reach Out About:

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

## NYCHA

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

