

WILSON HOUSES RESIDENTS PACT PARTNERS INTRO MEETING

February 23, 2023

6:00pm-6:30pm Light Refreshments

6:30pm-8:30pm (In person and Virtual)

Contact: (917) 924-2746 | WilsonHousesPACT@gmail.com | www.WilsonHousesPACT.com

We are excited to start the PACT planning process with you. We will work collaboratively with you to bring high quality rehabilitation work, resident-driven social services, and forward-thinking property management services to Wilson Houses. Interpreters for Spanish, Mandarin and Cantonese will be available.

Join us!



In Person:

Dream Charter School
East Harlem
1991 2nd Avenue,
New York, NY 10029
("Cafeteria")
Located East 103rd Street
and 2nd Avenue



By Computer or Phone:

Join Zoom Meeting
bit.ly/wilsonhousesintro
Meeting ID: 870 776 4731
Passcode: 792931

QR Code:



Join on Phone

Dial in Number:
(929)436-2866
Meeting ID:
870 776 4731
Passcode:
792931

Unirse en el teléfono

Marque:
(929)436-2866
ID de la reunión:
870 776 4731
Contraseña :
792931

加入电话会议

拨打号码:
(929)436-2866
会议ID:
870 776 4731
密码:
792931

425 E 105

WILSON HOUSES PACT PARTNERS INTRODUCTION TO RESIDENTS

FEB. 23 2023

Rendering is for illustration purposes.



HOW TO ASK QUESTIONS



On Computer

1. TYPE question into Q&A box
2. click SEND

OR

1. click RAISE HAND (wait to be called on)
2. UNMUTE yourself and ask question



On Phone

1. DIAL *9 to raise hand (wait to be called on)
2. DIAL *9 to unmute and speak

AGENDA

01. PACT OVERVIEW
02. WHO WE ARE
03. SCOPE OF WORK
04. COLLABORATIVE APPROACH
05. NEXT STEPS
06. PACT CONTACT INFORMATION
07. QUESTIONS AND ANSWERS



01.

PACT OVERVIEW



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 AND IMPROVEMENTS



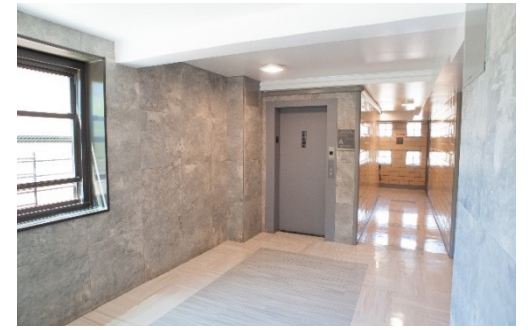
Renovated apartment at Twin Parks West



Site improvements at Baychester



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 RESIDENTS PROTECTIONS

- ✓ Rent will be 30% of your household's income.*
- ✓ You will be able to add relatives onto your leases.
- ✓ You will have the right to **organize**.
- ✓ You will continue to have **succession rights**.
- ✓ **Resident associations** will continue to receive funding.
- ✓ You will be able to have **grievance hearings**.
- ✓ You will have the right to **renew your leases**.
- ✓ You will have the opportunity to **apply for jobs** created by PACT.
- ✓ Your application will **not be re-screened** upon conversion.

*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

02.

WHO WE ARE

Wilson Houses PACT Partners



MESSAGE TO WILSON HOUSES RESIDENTS

“

“On behalf of the Board of Directors and the staff of Hope Community along with our partners Brisa Builders, I want to thank our neighbors in Wilson Houses for this tremendous opportunity to make the necessary improvements you asked of NYCHA during the selection process. We appreciate the trust you bestowed upon the development team and through a collaborative effort, led by the residents of Wilson Houses, it is our goal to keep your homes affordable while making them safe and healthy places to live and enjoy life.”

Walter M. Roberts of Hope Community, Inc.

“

“We are proud to join the residents of Woodrow Wilson, the New York City Housing Authority, and our partners at Hope Community, Inc. in the revitalization of this monumental public housing development, we are extremely humbled by the decision of the residents to work with our team to build a bright future for Woodrow Wilson that optimizes the living experience in the built -environment and further creates a community where people are excited to live, thrive and commune together.”

Ericka Keller, Managing Member of Brisa Builders Development LLC

DEVELOPMENT TEAM

- Community-based not-for-profit
- Founded in 1968
- Deep East Harlem roots
- High-quality affordable housing, cultural arts, economic development, and social services
- Thousands of square feet of affordable commercial space

DEVELOPED OVER
2,100
AFFORDABLE UNITS

MANAGES
1,251
RENTAL UNITS



*One East Harlem-Hope Community, Inc.
JV Member*



DEVELOPMENT TEAM

- Minority and Women-Owned Business Enterprise
- 70+ years of Experience in General Construction, Construction Management and Real Estate Development

DEVELOPED OVER
1,000
AFFORDABLE UNITS



*Thomas and Lilly Manor-Brisa Builders
Dev. LLC-Faith Based JV Member*



GENERAL CONTRACTORS AND MANAGEMENT



Shinda Management Company, Inc.

- Responsible for daily operations & Management of the property
- Minority Business Enterprise
- Over 35 years' experience in Asset Management and daily operations
- Provide inclusive management services for over 6,000 residential units



Apex Building Group, Inc.

- Co General Contractor
- Minority Business Enterprise
- 20 years of industry experience in occupied renovation and gut rehabilitation of residential development
- Over 4,000 units of affordable housing developed



Gibane Development Company

- Co General Contractor
- Construction manager and general contractor with over 150 years of experience
- Over the past 7 years developed 6,400 units of housing
- Brings knowledge and history of successful PACT Partners Practices to Wilson Houses



Aufgang Architects, LLC

- Minority Business Enterprise
- Over 50 years experience providing comprehensive architectural and innovative design
- Resident focused design and Proud PACT Partner with successful projects completed to date

PREVIOUS WORK

BEFORE



AFTER



*Site description-Twin Parks West, Bronx, NY
NYCHA PACT 1 Project*



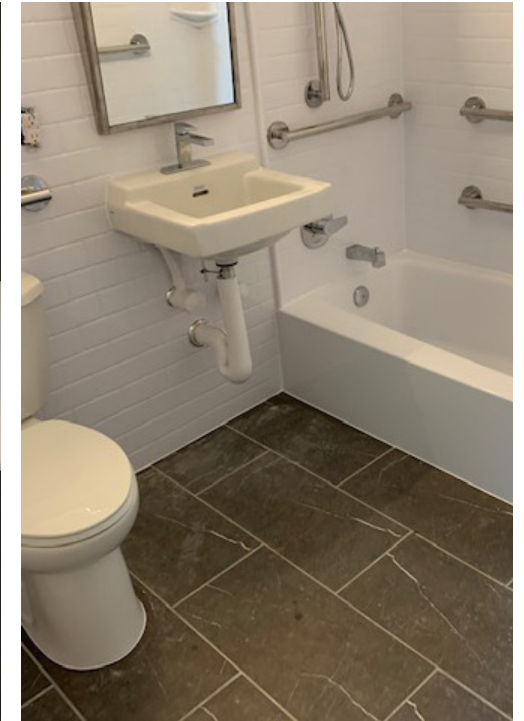
PREVIOUS WORK

BEFORE



*Site-NYCHA Pact 8
Brooklyn Bundle*

AFTER



03.

SCOPE OF WORK



PROPERTY MANAGEMENT OVERVIEW OF SERVICES



REHABILITATION PROPOSAL

This scope of work is just a summary and be further refined with your input and coordination from residents, resident leaders, NYCHA and the PACT partner team:



APARTMENT INTERIORS

- New cabinets and solid-surface countertops in kitchens
- New vanities and medicine cabinets in bathrooms
- New wall and tub surrounds
- New plumbing fixtures
- New energy-efficient light fixtures and appliances
- New flooring throughout
- New doors and hardware



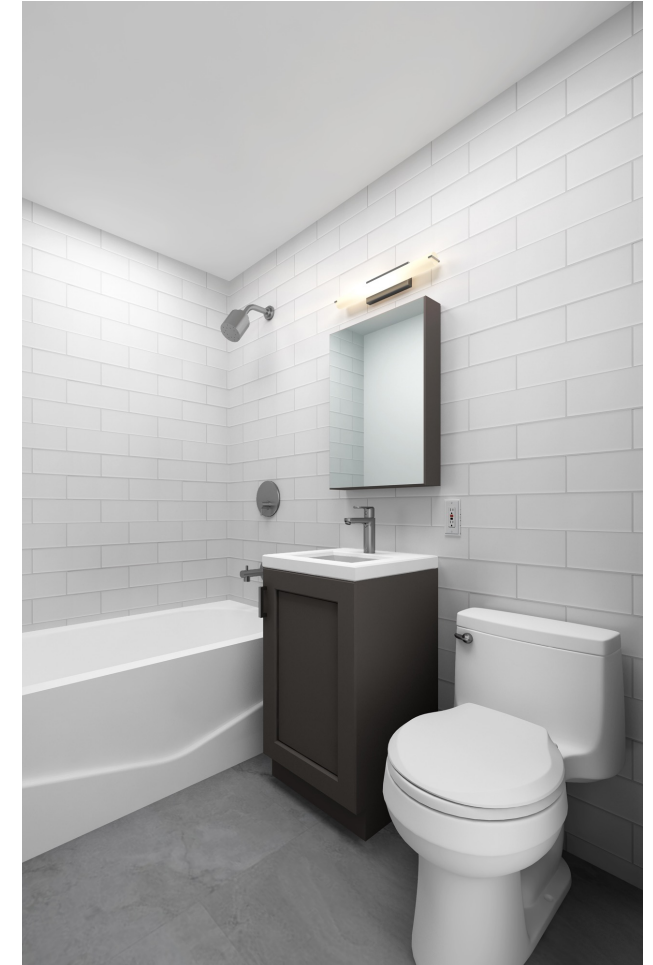
BUILDING EXTERIORS

- New energy-efficient and code compliant windows
- Roof replacement and repairs



BUILDING SYSTEMS

- Modernized heating and cooling systems
- Modernization of existing elevators, including interior of cabs
- Back-up power generators
- Enterprise Green Communities Criteria Certification
- Core Energy + Efficiency Design
- Onsite power generating Systems
- Energy Commissioning
- Post Construction Benchmarking: Energy & Water Utility Tracking



*Bathroom Rendering
Rendering is for illustration purposes.*

REHABILITATION PROPOSAL



SITE IMPROVEMENTS AND AMENITIES

- New landscaping, planters, benches and recreational areas
- Improved sidewalks and fencing
- Renovated community spaces and programs/services
- Redesign playground spaces with modern play equipment
- New seating and table structures that promote multigenerational use
- Lobby and common area beautification
- Enhanced security measures including lighting, cameras, and intercom systems
- New code-compliant building entrances and vestibules
- New lighting at entrances for added safety
- Common Area Improvements



Inspiration Images
Images are for illustration purposes.

04.

COLLABORATIVE APPROACH



RESIDENT ENGAGEMENT PLAN

- Community Engagement is key in having residents and local leaders participate in shaping their communities. In our approach to engaging residents, we seek to gather the necessary information and feedback to reserve their voice in key decisions involving changes to their community
- As such we have engaged Melissa Johnson Associates Consultants, a certified Women Business Enterprise, to develop and carry out a resident focus “Community Engagement Plan”.



Local Partnerships



Public Meetings



Stakeholder Coordination



Community Events



Surveys



Project Website



24/7 Hotline



RESIDENT LIAISON

WILSON HOUSES PACT PARTNERS

We are improving your home and your community and **we want to hear you!**

Join us in conversations about the PACT project, collaborate, share your opinion, and get informed on issues impacting your home and community.



You can talk to us in different ways:

- Monthly Meetings
- Surveys
- 24/7 Hotline
- Email
- Project Website

Please scan the QR code to access additional information or visit www.WilsonHousesPACT.com

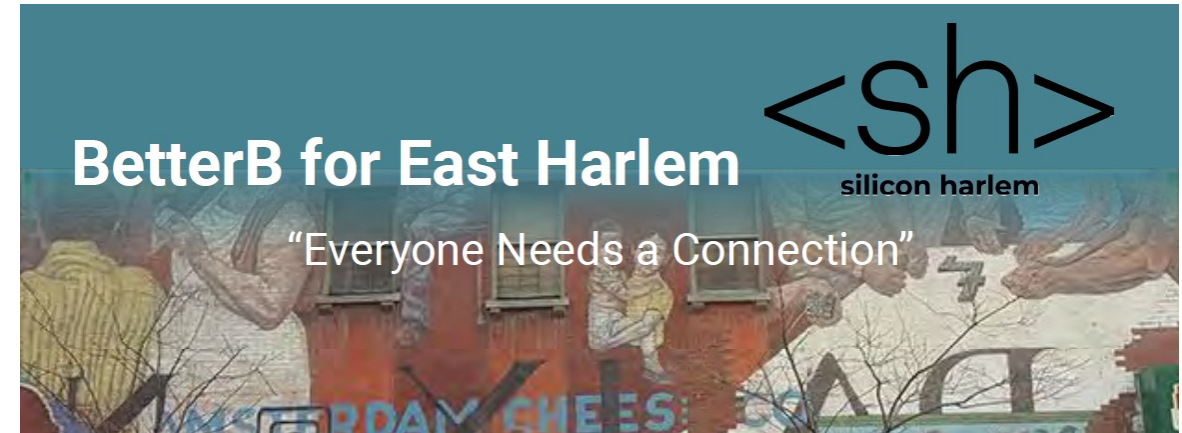


RESIDENT LIAISON: Ali Estefam | WilsonHousesPACT@gmail.com | (917) 924-2746

INTERNET CONNECTION

Silicon Harlem is dedicated to closing the digital divide by ensuring that every home has access to an internet connection for free.

- Free, high-speed internet for Wilson Houses residents
- Broadband infrastructure funded through merchant subscriptions and transaction fees
- Silicon Harlem Marketplace online platform
- Users not required to use Marketplace to access free internet



SILICON HARLEM BETTERB

Top 5 Principles

1. **Free** Internet
2. Highest Level of **Privacy** Protection
3. Access to **Local** Merchants
4. High **Speed**
5. **Member** Driven



Key Components



LOCAL HIRING

- Construction and permanent job opportunities
- Partnerships with Building Skills NY and Operation Equivalency
- Collaboration with NYCHA REES
- Coordinated recruitment, vetting and training
- Workforce 1 support
- Ongoing support for local hires
- Point of contact for candidates



COVID-19 SAFETY PROTOCOLS



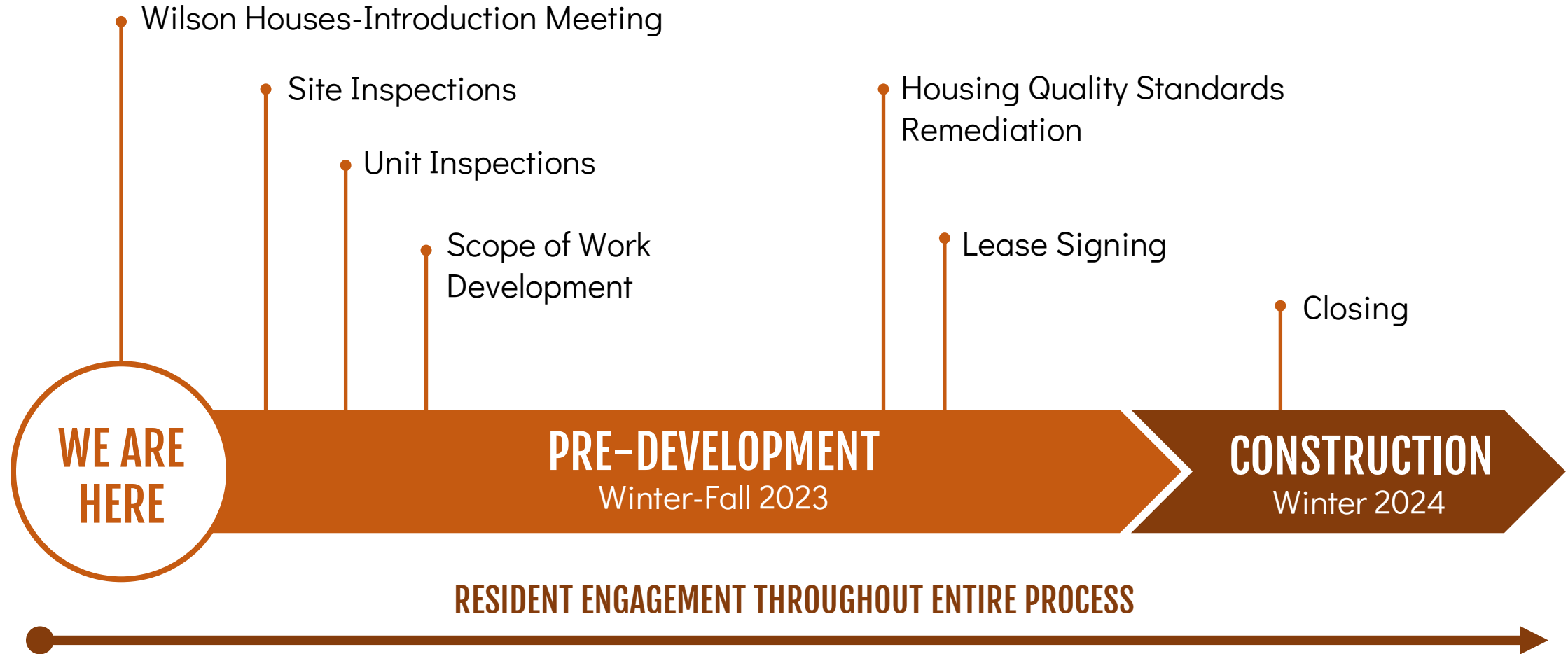
- Experience navigating development, construction, property management, and community outreach activities over the past year in COVID-19 environment
- Implementation of effective strategies and rigorous safety protocols
- NYC & NYCHA Covid-19 Compliance will be met for all trades

05.

NEXT STEPS



PROJECT TIMELINE



INSPECTIONS

As we get to know you, we will also get to know your buildings through the following methods:



1. Host regular scheduled resident meetings to share information, discuss projects needs and develop comprehensive plans for renovations.



2. Inspect your apartments, communal spaces, building systems, exterior grounds and building façade.



3. Work with residents to identify a social service provider to help service Wilson Houses needs and develop new onsite programs and services.

EXAMPLE OF RESIDENT NOTIFICATION

In the upcoming weeks, we will begin performing onsite inspections at Wilson Houses for various needs. The most common inspections will prepare us for rehabilitation and environmental assessments of your apartment. While we are considerate of your time and health, it's important for these inspections to take place and some will overlap with each other. We will try to accommodate residents' schedules whenever possible.



How are residents informed of inspections?

We will provide notice of any inspections in advance and through written material placed on your door and visible in common spaces of buildings. Contact us immediately if you need to reschedule.

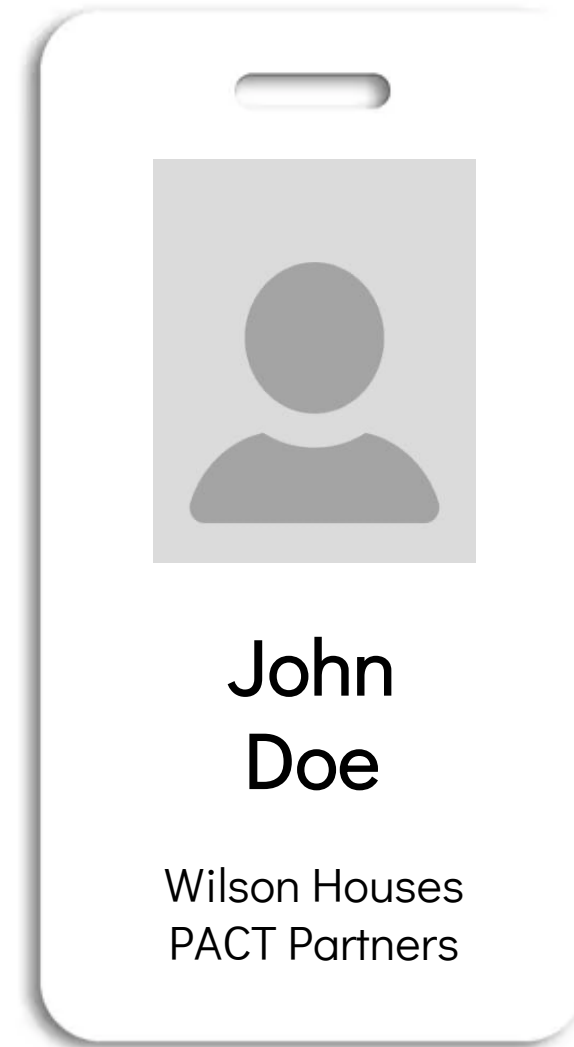


How do residents prepare for inspections?

Notice will have specific instructions on how to prepare for inspection. Please make sure to have apartment accessible at scheduled time and ensure a person 18 years or older is present.



INSPECTION PROTOCOL/SAFETY

- Residents will be able to identify all Wilson Houses PACT Partners team members by their badges.
- All team members will wear badges visible throughout the Wilson Houses development conducting pre-development and construction activities.



HQS INSPECTIONS AND COMPLIANCE

- ✓ As part of the conversion process, your apartment will need to pass HUD Housing Quality Standards (“HQS”) inspection. These inspections enforce compliance with health and safety requirements and address repair of leaking pipes, peeling paint, broken stove tops, defective outlets, smoke and carbon monoxide detectors.
- ✓ We will give you advance notice before visiting your apartment
- ✓ We will aim to gather as much information when visiting apartment to reduce the need for reoccurring inspections whenever possible
- ✓ All visitors will wear a mask and follow NYC and NYCHA Covid-19 protocols
- ✓ HQS surveys and readiness information will be discussed at future meeting

**Your HEALTH and SAFETY is our number one priority.**

Please be advised that your unit is scheduled for:


Environmental inspections [insert other inspection type as needed]

on the date identified below. Please ensure that an adult (18 years or older) is present from (TIME) on your assigned inspection date. The inspection will take approximately (TIME SPAN). If you or an adult designee cannot be present on your assigned inspection date, please contact our office at (PHONE NUMBER) to reschedule at least 48 hours prior to inspection.

We apologize in advance for this inconvenience and thank you very much for your cooperation as work to prepare for improvements at [insert PACT project]!



NYCHA's Wilson Houses PACT Partner will conduct Inspections in your unit on the date and time below:
(BUILDING) (ADDRESS) on (DAY), (DATE) between the hours of (: AM - : PM)

For your safety, all workers will be wearing proper identification that will look like the photo to the right that clearly identify their name and company.

NYCHA PACT PARTNER

Employee Name
Employee Organization
[insert company logo(s)]

will

If you have any questions, concerns, or complaints, please contact NYCHA's [Project Name] PACT Partner at [email address] or [phone number]

**Your HEALTH and SAFETY is our number one priority.**

06.

PACT CONTACT INFORMATION

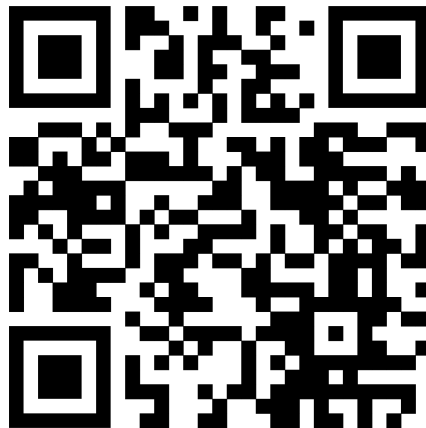
Wilson Houses PACT Partners



WILSON HOUSES PACT PARTNER CONTACT INFORMATION

RESIDENT LIAISON: Ali Estefam
PHONE: (917) 924-2746
EMAIL: WilsonHousesPACT@gmail.com
WEBSITE: www.WilsonHousesPACT.com

Please scan the QR code to access
additional information or visit:
www.WilsonHousesPACT.com



NYCHA CONTACT INFORMATION

PACT HOTLINE: 212-306-4036

EMAIL: PACT@NYCHA.NYC.GOV

WEBSITE: <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): 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



07.

QUESTIONS AND ANSWERS



THANK YOU!

Wilson Houses PACT Partners is excited and looking forward to working in step with residents bringing your vision of comprehensive renovation from concept to reality. Thank you for the opportunity!



Wilson Houses PACT Partners

