



# INTRODUCTION TO PACT PARTNERS

## PACT PARTNERS:



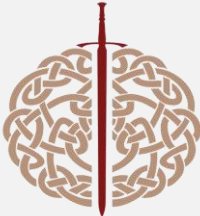
NEW YORK CITY  
HOUSING  
AUTHORITY



KALEL  
COMPANIES



COMPANIES



RESTORATION

FARiA  
MANAGEMENT

# AGENDA

- PACT Program Overview
- Intro to PACT Team
- Proposed Improvements
- Next Steps, Future Meetings & Timeline
- Informational Resources



*Rendering of Ocean Hill Apartments  
\*\* Renderings are subject to change \*\**

# 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 convert 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 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 & 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.



*Betances*



*Ocean Bay (Bayside)*

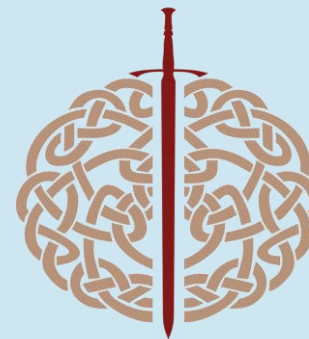
\* PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable, and residents have the same basic rights as they possess in the public housing program.

# 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.*

# Who We Are





## Dantes Partners *Co-Developer*

- + 7,600 housing units that have been financed, developed, and acquired
- + \$2.2 billion estimated financing and investment value
- Dantes Partners, the development division of Dumas Collective, is a first-class affordable and workforce housing development, acquisition, management, and financing company with offices in Washington, DC, Maryland, New York, and Virginia.
- Established in 2006, Dantes Partners is a Black owned business with a mission to develop Luxury Affordable Housing® and community-focused real estate initiatives across the Mid-Atlantic region.



**KALEL  
COMPANIES**

## Kalel Companies *Co-Developer*

- Kalel has led the redevelopment and preservation of over 3,000 affordable units with an estimated \$800 million in capitalization (a property's income potential).
- Formed in 2012, Kalel Holdings creates a positive long-term economic impact with each development – for lenders, investors, and tenants. As a certified Minority Business Entrepreneur, Kalel creates housing opportunities that allow family and community to thrive.



## ETC Companies *General Contractor*

- + \$1 billion in completed work
- + 100 completed projects
- + 30,000 housing units completed
  
- ETC has garnered a reputation for successfully rehabilitating and constructing affordable housing developments of all sizes. We prioritize the people involved while ensuring projects remain on time and on budget.



## Bedford Stuyvesant Restoration Corporation *Social Services Coordinator*

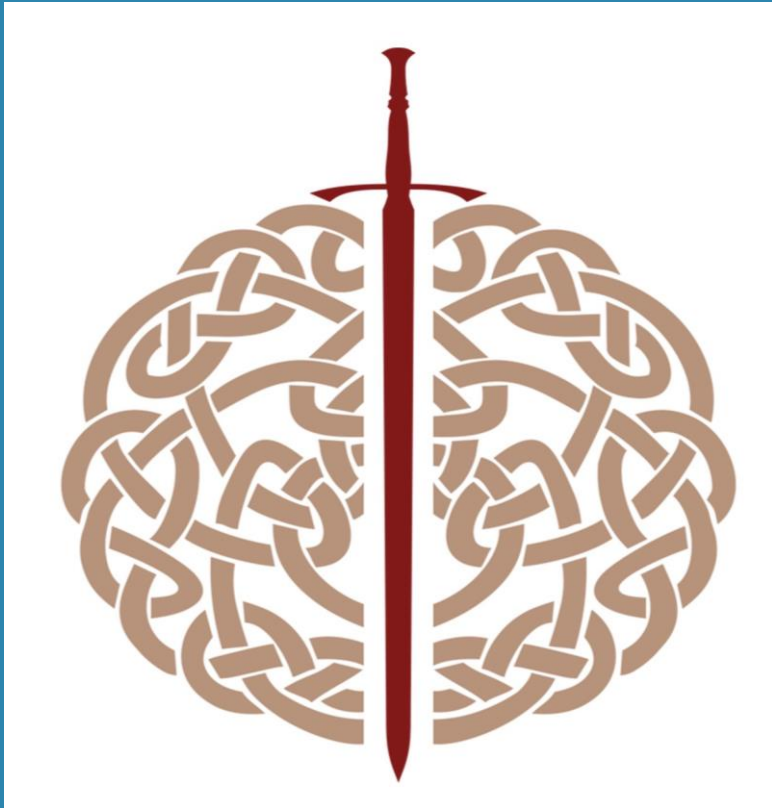
- Founded in 1967, Restoration is the nation's first community development corporation (CDC).

### Mission

- To close the racial wealth gap in Central Brooklyn's lower income neighborhoods through an economic mobility platform designed to help people become financially literate and independent.

### Vision

- A flourishing Brooklyn community consisting of strong businesses and institutions that are anchored in a culture of equity and inclusion.



## Resolutions & Strategies (RAS) Group *Consultant*

- A comprehensive community developer and government relations firm that utilizes meaningful and long-lasting connections and relationships to advance the needs and quality of life of underserved and underrepresented communities.
- Experienced in working with local, state, and federal governments, RAS Group has established contacts throughout the 5 boroughs and the State of New York.
- RAS Group will use its expertise and connections to work in collaboration with residents to elevate their needs, identify their priorities and address resident wide concerns.



## Faria Management *Property Manager*

- Faria Management, an affiliate of Dantes Partners, is a Black-owned property management firm that provides boutique-style property management services. Faria Management's mission is to provide a brand of luxury affordable housing property management services to owners and residents of income-restricted housing.
- Faria currently manages over 2,800 units between New York City, the DC Metro area, and Petersburg, Virginia.



Rendering of Stuyvesant Gardens I  
\*\* Renderings are subject to change \*\*

# Proposed Future Improvements



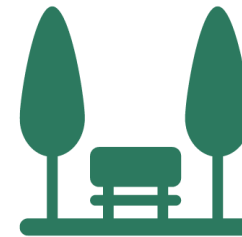
**KITCHEN & BATH  
RENOVATIONS**



**ROOF  
REPLACEMENT**



**SECURITY  
UPGRADES**



**OPEN SPACE &  
COMMUNITY  
FACILITIES**



**BUILDING SYSTEM  
MODERNIZATION**

# Proposed Future Improvements (continued)



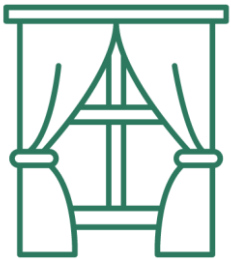
**NEW  
LANDSCAPING**



**REPAIRED SIDEWALKS  
& FENCES**



**ACCESSIBILITY  
UPGRADES**



**REPLACED  
WINDOWS**



**UPGRADE  
ELECTRICAL  
SYSTEMS & HVAC**



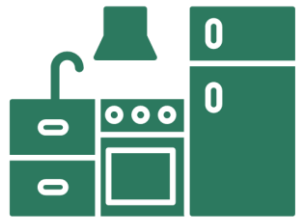
**LOBBY &  
COMMON AREA  
BEAUTIFICATION**



**ELEVATOR  
MODERNIZATION**



# Apartment Upgrades



**NEW KITCHEN  
CABINETS, APPLIANCES  
& FIXTURES**



**NEW CERAMIC  
TILE FLOORING &  
BATHROOM FIXTURES**



**NEW FLOORING,  
LIGHT FIXTURES,  
PAINT & DOORS**



**LEAD & MOLD  
ABATEMENT**



**MEET ADA  
COMPLIANT  
STANDARDS**

# Security Improvements

## Enhanced Security

- Cameras
- Real-time surveillance
- Key fob access
- Working intercoms

## Improved Site Safety

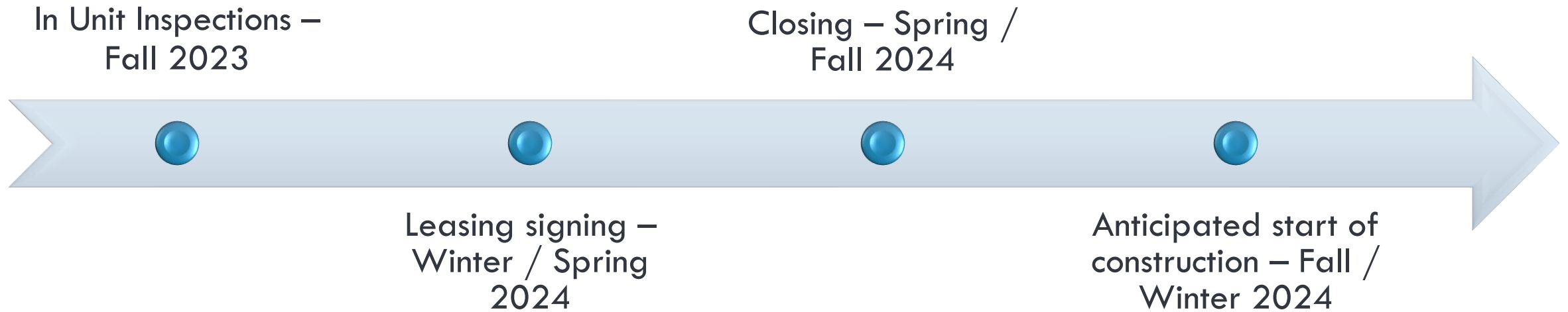
- Additional lighting in public areas
- Fully accessible sidewalks
- Traffic mitigation studies

# Next Steps: Apartment Inspections

- Inspections of all apartments to begin in summer/fall.
- Access to your apartment is critical!
- Inspections provide the best information re: needed improvements & cost.

- Every effort will be made to consolidate visits & testing.
- May take photos to document conditions needing repair.
- More information to come at the next meeting.

# Brief Overview of Timeline



# Future Resident Meeting Topics

- Building and Unit Inspections
- Design & Scope of Work
- Social Service Introduction
- New Lease Signing
- Construction Readiness
- Hiring & Training Opportunities



Rendering of Ocean Hill Apartments  
\*\* Renderings are subject to change \*\*

# Available Resources for Residents



**PACT Hotline:** (212) 306-4036

**Email:** [PACT@NYCHA.NYC.GOV](mailto:PACT@NYCHA.NYC.GOV)

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

## Contact PACT Resources with questions about:

- 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:

- Repairs in your apartment or in a public space
- Concerning heat and hot water issues
- For information about housing applications offices

## PACT PARTNERS:



**Email:** [OHSGPACTPARTNER@GMAIL.COM](mailto:OHSGPACTPARTNER@GMAIL.COM)

## Contact us if you have questions about the following topics:

- Presentation material
- Design and construction
- Future meeting dates and topics
- Hiring and training



**Thank You  
Questions?**