

# CONSTRUCTION & INSPECTION UPDATES

APRIL 18, 2024

PLANNING  
FOR PACT



# | AGENDA

- 1. PACT Program Overview**
- 2. Eastchester Gardens PACT Partner**
- 3. Upgrades & Improvements Overview**
- 4. Inspection Informed Planning**
- 5. Apartment Design Package**
- 6. Engage & Connect**

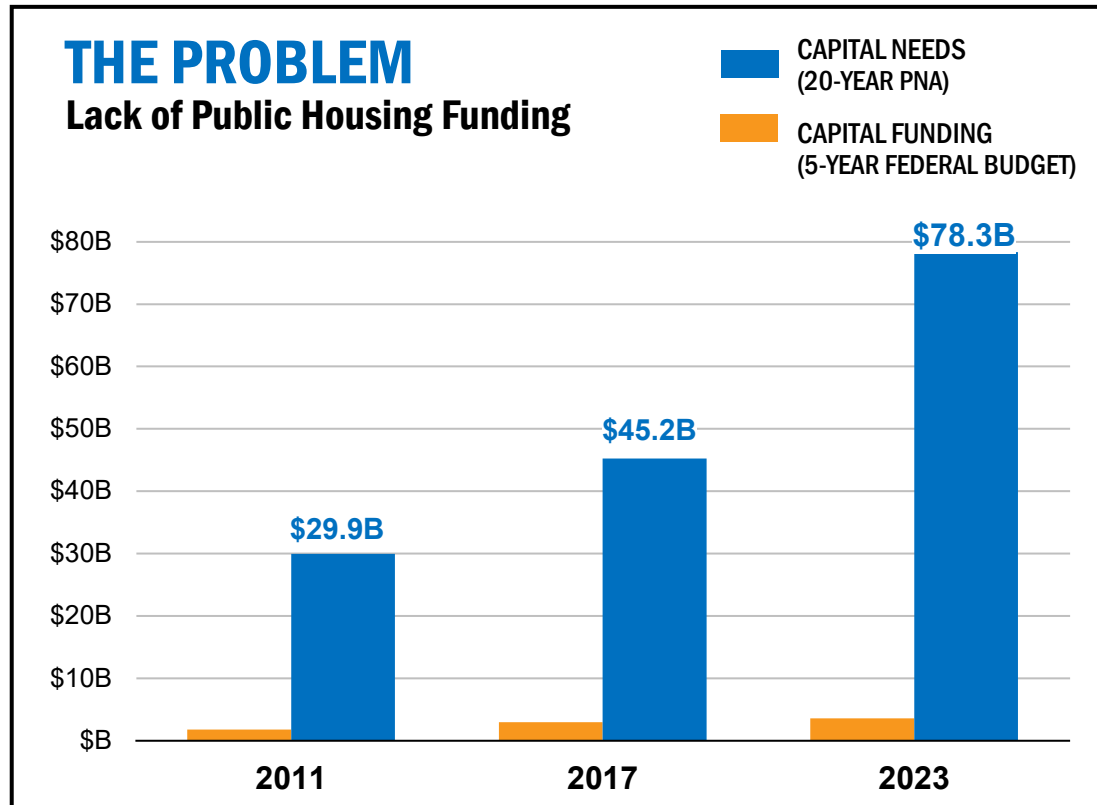
# **1. PACT PROGRAM OVERVIEW**

# 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.



## 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.

### PROPERTY 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

- All residents **continue to pay 30% of their adjusted gross household income\*** towards rent
- Residents do **not have to pay any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All existing households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year**, and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents 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. EASTCHESTER GARDENS PACT PARTNER**

# EASTCHESTER GARDENS PACT PARTNER

**MDG Design + Construction, Wavecrest,** and **Infinite Horizons** are all family-owned mission Based affordable housing organizations with decades of experience the Bronx.

**One Team, No Blame Game.** With the Eastchester Gardens 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 Eastchester Gardens.

## CO-DEVELOPERS

MDG Design + Construction  
Wavecrest Management  
Infinite Horizons

## GENERAL CONTRACTOR

MDG Design + Construction

## PROPERTY MANAGEMENT

Wavecrest Management



# EASTCHESTER GARDENS PACT PARTNER



## 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 developer and preserved
- Decades of Experience in Resident First in Development and Construction Approach
- **Most Experienced PACT Developer & General Contractor**



## CO-DEVELOPER

- 16 years of experience as a Minority Business Enterprise (MBE) firm in affordable housing
- **Specializes in moderate and substantial rehabilitation** along with new construction of residential mixed-use buildings
- Focused on transforming distressed properties



## 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 Eastchester Gardens
- **In-depth Knowledge on Eastchester Gardens Challenges & Aspirations**
- Deep Understanding of Community Dynamics

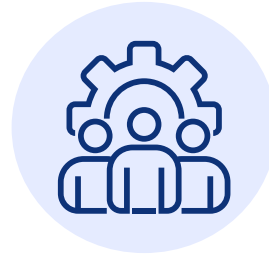
# **3. UPGRADES & IMPROVEMENTS OVERVIEW**

# UPGRADES & IMPROVEMENTS OVERVIEW



## **Complete Rehabilitation**

Improve every aspect of the property from the units to the common areas and grounds



## **New Property Management**

Upon converting into the PACT Program, Wavecrest Management will replace NYCHA property management



## **Enhanced Social Services & Resident Programming**

Enhance the services and programs offered on-site, guided by feedback from residents

# COMPREHENSIVE REHABILITATION SUMMARY

Our mission is the complete rehabilitation and revitalization of Eastchester Gardens



Apartments



Building Entrances



Building Systems



Outdoor Spaces



Building Lobbies



Security Systems

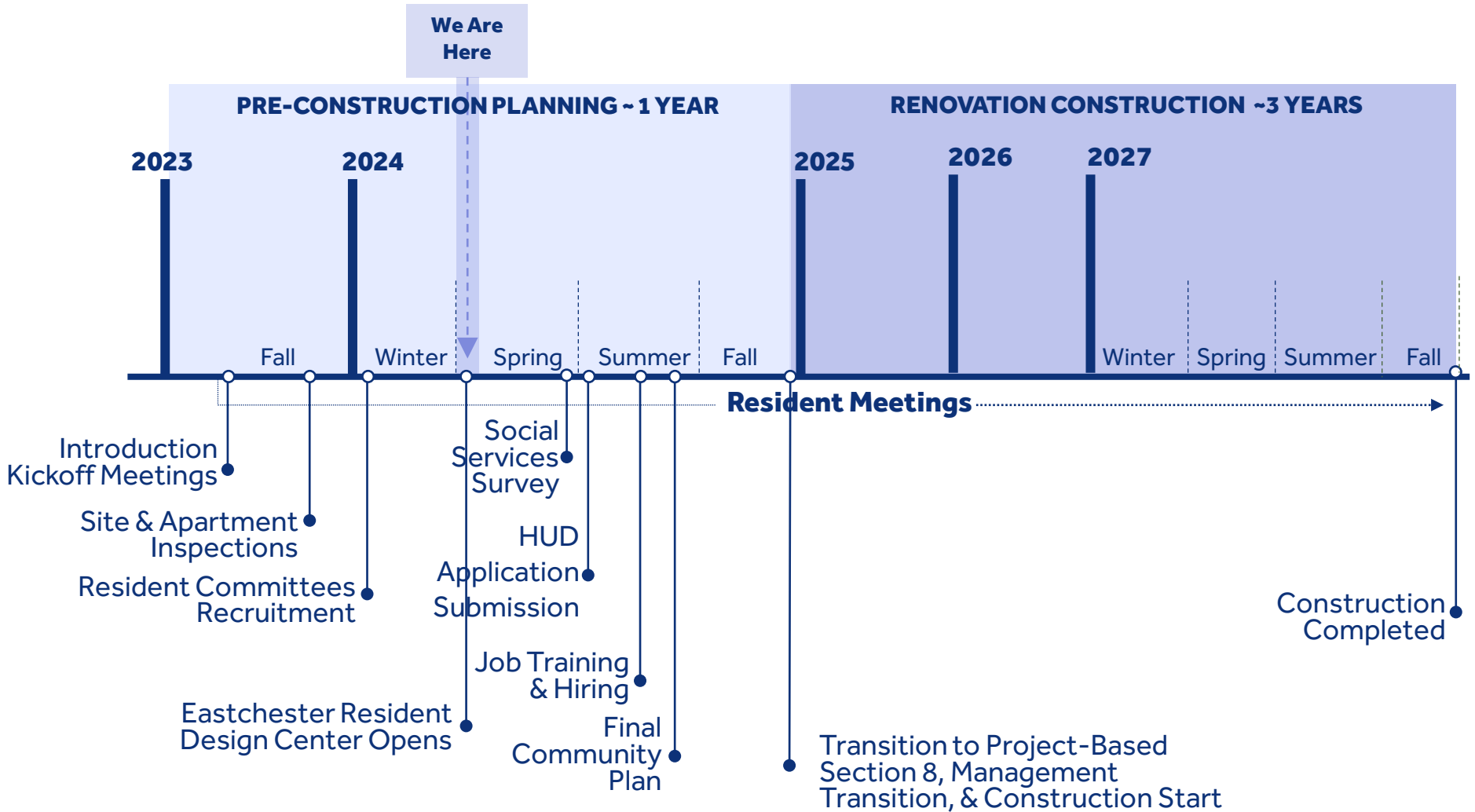


**Renovated Living Area at Williamsburg Houses**



**Renovated Kitchen at Williamsburg Houses**

# EASTCHESTER GARDENS PACT TIMELINE



# **4. INSPECTION INFORMED PLANNING**

# EASTCHESTER INSPECTIONS

- Since December, our team has been conducting various inspections
  - Apartment Conditions
  - Mold
  - Asbestos
  - Lead
  - Plumbing
  - Mechanical Systems
  - Building Envelope (windows, roof, etc.)
- We have been able to inspect hundreds of apartments across the entire Eastchester Gardens campus
- These inspections have allowed us to learn about your buildings and homes to further develop construction plans

**PACT PROGRAM**  
**APARTMENT LEAD-BASED PAINT INSPECTION**

As part of the PACT program, Eastchester Gardens is expected to convert to Project-Based Section 8 later this year. Please help us, the Eastchester Gardens PACT Partner, in developing our transformation plans for Eastchester Gardens. A crucial part of developing plans involves conducting a thorough lead-based paint inspection in apartments. This inspection will require that the inspector have access to each room of the apartment. The inspection is expected to take 1 hour. This inspection is for lead abatement purposes. You will be informed of the results of the inspection.

**Please Note**

- Ensure that an adult (18 years and older) is present for the inspection.
- If an adult cannot be present, please call us at 201-292-7522.
- The inspection will take approximately 1 hour.
- Please be home from 9AM – 4PM on the scheduled date.

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


If an individual knocks on your door without identification do not allow them in. On the day of your inspection, if you have any questions about an inspector, please contact us at 201-292-7522.

We apologize in advance for this inconvenience and thank you very much for your cooperation as work to prepare improvements for Eastchester Gardens. To learn more about the PACT team, learn about upcoming meetings, and more, visit [EastchesterPACT.com](http://EastchesterPACT.com).


If you have any questions, concerns, or would like to reschedule your inspections please contact the Eastchester PACT Partners at 201-292-7522 or via email at [Questions@EastchesterPACT.com](mailto:Questions@EastchesterPACT.com).

For immediate repair needs please contact NYCHA property management.


**Apartment & Lead Inspection Notices**  
**Distributed to Households throughout Winter & Spring**




**MDG**  
MDG Design + Construction  
NYCHA PACT PARTNER



**INFINITE HORIZONS**  
Real Estate Development Company



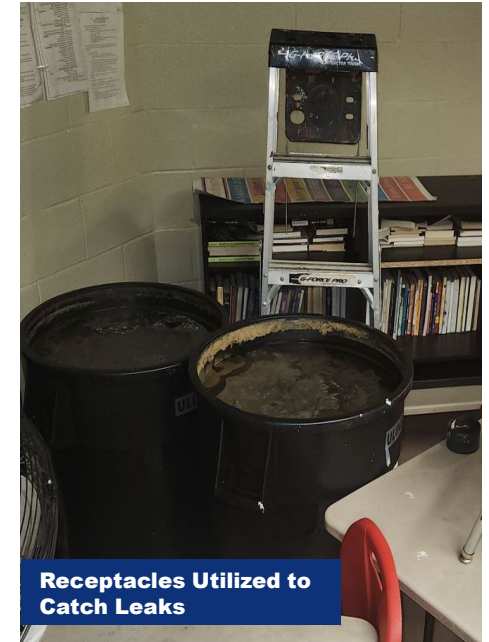
**WAVECREST**  
MANAGEMENT



**PLANNING FOR PACT**  
NYCHA AUTHORITY

# INSPECTION INSIGHTS PLUMBING

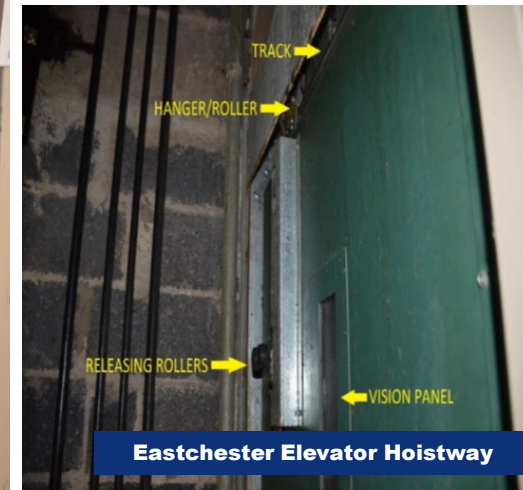
- **Inspection Results:** Inspections confirmed the need to urgently address plumbing infrastructure
- **Current Condition:** Existing piping is in very poor condition
- **Planned Upgrades:** New plumbing Infrastructure through complete replacement of sanitary and domestic water piping & installation of water leak detection devices





# INSPECTION INSIGHTS ELEVATORS

- **Current Conditions:** Elevator cabs, door operating and interlocking equipment, and push-button fixtures, have suffered considerable wear and tear
- **Planned Upgrades:** All elevators at Eastchester Gardens will be modernized



# INSPECTION INSIGHTS HEATING SYSTEMS

- **Current System:** Gas-Fired Boiler with steam distribution to radiators throughout the buildings
- **Current Condition:** The heating distribution and radiator system requires significant upgrades
- **Planned Upgrades:** New approach to heating that will improve thermal comfort for residents is being developed



# INSPECTION INSIGHTS

## LOBBIES

- **Security:** Generally, lobbies lack secure access controls with doors open, making them accessible to non-residents
- **Physical Condition:** Existing lobbies have significant wear and tear; lobby flooring is not in good condition
- **Lighting & Appeal:** Existing lobby lighting is dim and unappealing
- **Planned Upgrades:** Lobbies at all buildings will be redesigned and modernized with sensitivity to historic significance to enhance security and create a more inviting atmosphere



Typical Lobby & Entrance



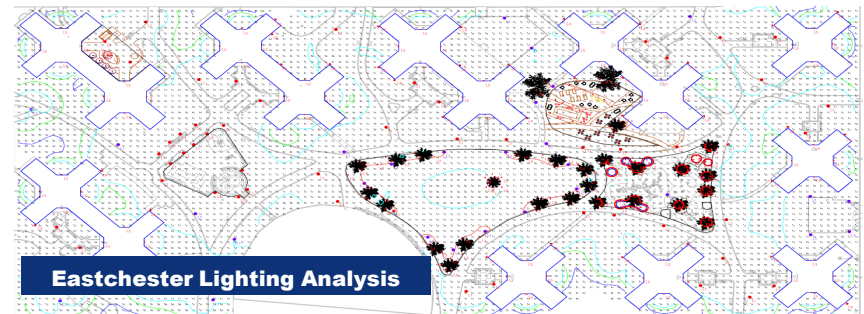
Typical Public Hallway On Upper Floors



Terrazzo And VCT Flooring On Ground Floors

# INSPECTION INSIGHTS SECURITY

- **Building Entries:** Observed access controls are not consistently functional and building entrances are often open, promoting unwanted guests
- **Cameras:** Insufficient camera coverage throughout the campus and inside of buildings
- **Site Lighting:** Inadequate site lighting for the size of the Eastchester campus
- **Interior Lighting:** Inadequate and dim interior lighting in commons areas such as lobbies, staircases, and hallways
- **Planned Upgrades:** Comprehensive security infrastructure ecosystem (new cameras, new lighting, access controls, intercom system, & more)

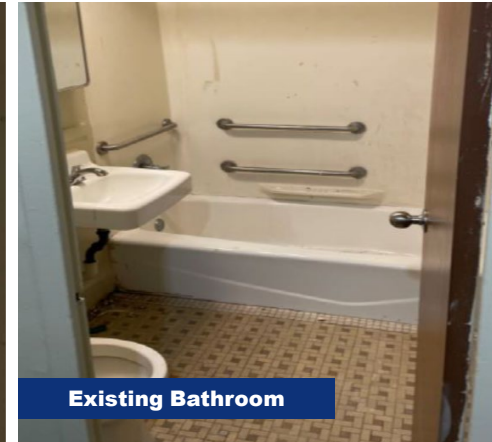


# INSPECTION INSIGHTS APARTMENTS

- **Configurations:** Various apartment layouts across the campus
- **Windows:** Existing aluminum double hung windows are in poor condition and negatively impacting air temperature in residents' apartments
- **Flooring:** Vinyl Composite Tile (VCT) tile throughout most of the unit; ceramic tile in bathrooms
- **Plumbing:** Current piping is in very poor condition, leading to damage within apartments
- **Interior Finishes:** Generally, appliances are white (various models) and cabinets are wood and countertops are laminate
- **Planned Upgrades:** All apartments will be comprehensively improved & upgraded (e.g., new kitchens, new bathrooms, new flooring, new appliances, etc.)



Existing Double Hung Windows



Existing Bathroom



Existing Kitchen Layout Example & Finishes



Vinyl Composite Tile Flooring

# **5. APARTMENT DESIGN PACKAGE**

# INTERIOR DESIGN RESIDENT COMMITTEE

- **Resident Decision-Making:** Partnering with the PACT team, residents determined final apartment finishes
- **Hands-On Process:** Members examined and evaluated various material finishes (e.g., flooring, tiles, cabinets, countertops) along with different design, color, & material schemes
- **Approach:** Final decisions on apartment and bathroom designs were achieved through group voting and consensus



# NEW KITCHEN DESIGN



- 1** Solid Wood Cabinets
- 2** Quartz Countertop
- 3** Tile Backsplash
- 4** Plumbing Fixtures & Double Sink
- 5** PVC-Free Rigid Core Flooring
- 6** Range & Range Hood
- 7** Laundry Box Connection
- 8** Zero VOC Paint
- 9** LED Light Fixture



# NEW KITCHEN DESIGN



- 1** Solid Wood Cabinets
- 2** Quartz Countertop
- 3** Tile Backsplash
- 4** PVC-Free Rigid Core Flooring
- 5** Stainless Steel Refrigerator
- 6** VOC Free Paint
- 7** LED Light Fixture

# NEW BATHROOM DESIGN



- 1** New Toilet
- 2** Porcelain Bathroom Flooring
- 3** Wall Tiling
- 4** Bathroom Sink & Vanity
- 5** Medicine Cabinet
- 6** Light Fixture & LED Lighting
- 7** New Bathtub
- 8** New Shower Trim
- 9** New Shower Head
- 10** VOC Free Paint

**Additional Items**

Towel Bar, Toilet Paper Holder, Shower Curtain Rod, Retractable Clothesline, Toothbrush Holder, Soap Holder, Grab Bars (Opt-In)

# **6. ENGAGE & CONNECT**

# RESIDENT COMMITTEES RECRUITMENT

We are still recruiting members for the following resident committees:

## 1. Outdoor Spaces Committee

- Help shape the outdoor spaces of Eastchester Gardens

## 2. Social Services & Resident Programming Committee

- Help enhance existing resident programming and services

If you're interested in joining, please contact us at **201-292-7522**

### SHAPE EASTCHESTER GARDENS' FUTURE JOIN A RESIDENT COMMITTEE

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Eastchester Gardens will be entering NYCHA's PACT program in Fall 2024. As part of that process, we are inviting residents to shape the transformation of Eastchester Gardens by joining one of our resident committees. We are looking for passionate residents that can attend all committee meetings and dedicate 10-15 hours of their time to craft the future of Eastchester Gardens.

<p><b>INTERIOR DESIGN</b> Work with our architects and designers to influence the style and finishes of apartments and common areas.</p> <p><b>SOCIAL SERVICES &amp; RESIDENT PROGRAMMING</b> Help us enhance existing resident programs and support services. Share your ideas for new programming and ways to enhance existing programs and services.</p>	<p><b>PROPERTY MANAGEMENT &amp; SECURITY</b> Shape property management policies, create a security plan for Eastchester Gardens, and create performance standards.</p> <p><b>OUTDOOR SPACES</b> Shape the outdoor spaces of Eastchester Gardens. What types of outdoor amenities should be present and where? Help decide on playgrounds, community gardens, art murals, and more.</p>
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**To apply**, please fill out the attached application or collect one from the Community Center, the Senior Center, or the Property Management Office. Once completed, your application can be deposited in the designated mailboxes located at any of those locations. Alternatively, applications are available online and can be filled out and submitted online through [www.eastchestergardens.com](https://www.eastchestergardens.com).

**Resident Committees Recruitment Flyer**  
Distributed to all households on February 7<sup>th</sup> by email at [Questions@EastchesterPACT.com](mailto:Questions@EastchesterPACT.com)

# EASTCHESTER DESIGN CENTER OPENING

- We have created an onsite **Eastchester Gardens Design Center** for hands-on resident decision-making at the Resident's Association Office
- Dedicated space where residents can directly influence the future of Eastchester Gardens and a venue for Residents' Association meetings and events
- Join us on **Saturday, April 20<sup>th</sup>** to see the brand-new Eastchester Design Center
- View potential apartment finishes and enjoy a celebratory lunch with us



# EASTCHESTER DESIGN CENTER

**BEFORE**



**AFTER**



# CONTACT INFORMATION

## Eastchester Gardens PACT Partners

Email:

[Questions@EastchesterPACT.com](mailto:Questions@EastchesterPACT.com)

Website: [EastchesterPACT.com](http://EastchesterPACT.com)

Reach Out About:

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

## NYCHA

NYCHA PACT Officer Hours: **Fridays 8:30am – 4:30pm** at the **Property Management Office**

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

Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)

Website: [bit.ly/NYCHA-PACT](http://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**

