PLEASE JOINUS



HQS, Lease Signing & Survey Overview

Edenwald Houses PACT Resident Meeting January 18, 2023

Option A: Zoom or In-Person

Morning: 11AM – 1PM

Option B: Zoom Only

Evening: 6PM – 8PM

Edenwald Community Center 1150 East 229th Street

MEETING ID: 845 1588 2696

HOW TO JOIN THE MEETING:

By Phone: 929-205-6099 followed by the Meeting ID

By Computer or Tablet: https://bit.ly/EdenwaldMeeting

By Scan:



Meeting Recording can be found on website at www.edenwaldhousesbx.com

IN PARTNERSHIP WITH



Si necesita interpretación en Español, por favor marcar: (646) 558-8656. Después de marcar el teléfono, ingrese el código de reunion: 848 608 3704





PRESENTATION TO THE EDENWALD RESIDENTS

January 18, 2023

CAMBER PROPERTY GROUP LLC STUART ALEXANDER (SAA |EVI) HENGE DEVELOPMENT

QUESTIONS (Virtual Meeting Only)

Answering your questions is our priority

- Everyone will be muted during the presentation, but we will open for questions at the end of the meeting
- To ask a question:

From your Phone:

Dial *9 to raise hand (you will be called on to speak)

Dial *6 to unmute and speak

From your Computer:

Type your question into the Chat Box

Click Send, or

Click to raise your virtual hand (you will be called on to

speak) Unmute yourself and ask a question





Agenda

- 1 NYCHA PACT Overview
 - 2 October Meeting Recap
 - 3 Housing Quality Standards (HQS)
 - 4 Lease Signings
 - 5 Survey Overview
 - 6 Next Steps and Q+A

1: NYCHA 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 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.

Ocean Bay (Bayside)



Betances





^{*} 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.

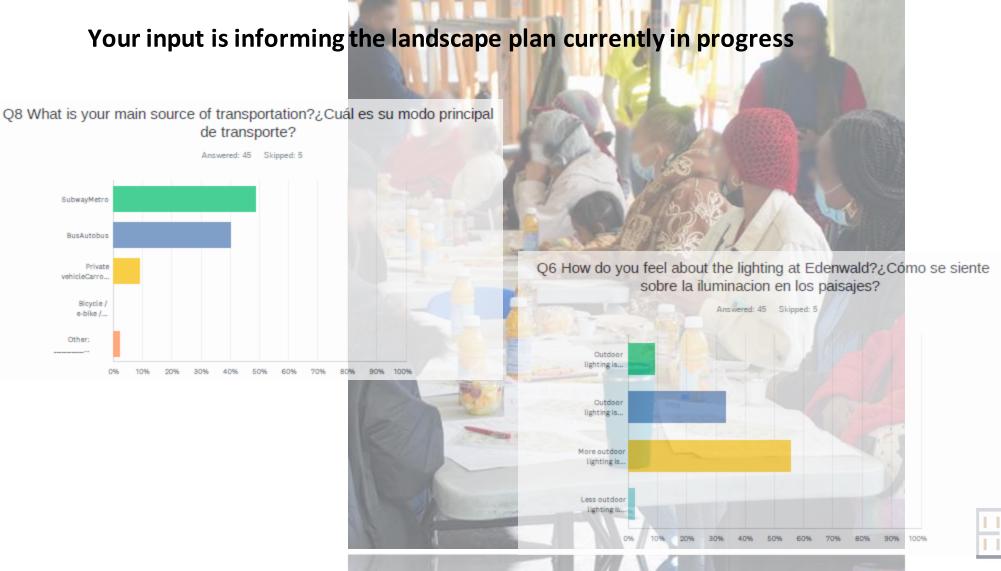
*Exceptions may apply to households who pay flat rent, are current tenant-based Section 9 participants, or a mixed family, as defined by HUD.



2: October Meeting Recap



Thank you for your participation in the Design Charrette



Housing Quality Standards (HQS)

3: Housing Quality Standards (HQS)



What is HQS?

- Housing Quality Standards (HQS) Inspections are a requirement of the
 Department of Housing and Urban Development (HUD) to ensure all apartments
 under the Section 8 program meet criteria for the health and safety of residents
- Common HQS work addresses life safety concerns, such as exposed wiring, fire damage, structural damage, site-wide extermination, and fixing smoke detectors



The HQS Process

STEP 1: A certified consultant will conduct a **pre-HQS and HQS inspections of your entire apartment simultaneously** to identify any required repairs

STEP 2: We will notify you **in advance** before an Edenwald PACT team member comes to **complete any required repairs in your home**

STEP 3: Edenwald PACT Partners, NYCHA, and HPD will coordinate for an **HPD Inspector** to come to your home and **certify that your unit passes HQS**

STEP 4: All life safety issues will be addressed during pre-construction so apartments can be placed on a Section 8 contract. Each unit must be on a Section 8 contract in order to be eligible for apartment upgrades



4: Lease Signings



Introductions to Lease Signings

Every household must sign a new lease. This is a critical part of the Edenwald PACT conversion

Edenwald residents will transition from Section 9 (Public Housing) to Section 8 Project Based Voucher, households will pay 30% of income on rent

What is a lease?

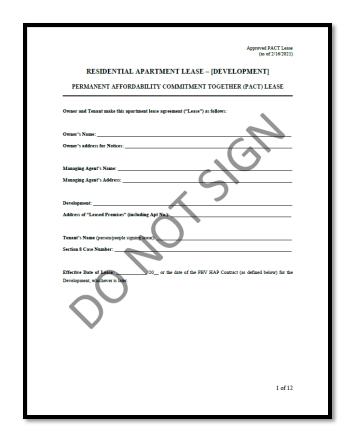
- A lease is a binding contract between a landlord and tenant for a specified period.
- Lease agreements outline the responsibilities of both the landlord and tenant.
- Lease agreements outline tenant rights.



PACT Lease Pg. 1: Lease Effective Date & Household Information

Pg. 1 of the PACT lease will be pre-filled with information NYCHA has on file for your household, including your Section 8 case number.

- During your lease signing appointment, please ensure all information on this page is correct.
- The effective date of your PACT lease will be the date of the PACT conversion, which is expected to happen in 2023.





PACT Lease Pg. 2: Section 8 and Resident Rent Portion

Pg. 2 of the PACT lease includes information about Section 8 and your monthly rent.

- Current Edenwald residents automatically qualify for Section 8 through the PACT program.
- This page will be pre-filled with your rent amount, which is determined by NYCHA's Leased Housing office. Your rent will be 30% of adjusted gross household income.
- Residents who currently pay a flat rent will have their rents increased to 30% of adjusted gross household income over a five-year phase-in period.

Approved PACT Leas (as of 2/16/202)

 HEADINGS: Paragraph headings are only for ready reference to the terms of this Lease. In the event of a conflict between the text and a heading, the text controls.

2. MONTHLY RENT TO THE OWNER:

The monthly "Contract Rent" to the Owner is determined by the New York City Housing Authority ("NYCHA") in accordance with the U.S. Department of Housing and Urban Development ("HUD") requirements for a tenancy under the Section 8 Voucher program

One of the three options below will be checked by the Owner prior to Tenant signing the Lease:

___ A. Unit on Section 8 Project-Based Housing Assistance Payment ("HAP") Contract See Subparagraph 2.a.

B. Unit not on Section 8 Project-Based HAP Contract because a rent election has been made. See Subparagraph 2.b.

C. Unit not on Section 8 Project-Based HAP
Contract but Tenant is Section 8 Tenant-Based
participant. See PACT Residential Lease Rider
(Tenant-Based Section 8 Participants).

a ONLY IF 3(A) IS CHECKED: Usit on Project-Based HAP Contract. Each month the Owner and of Managing Agents till credit housing assistance payment received from 180 GH, it say, (to monthly bouning assistance payment) against the anothly Counter Re payment with the determined by WCHA. Accordance with HID requirements for a tenanglumder the Section 8 Project-Based Quecher (PBV) program and NYCHA; implementation of the Rental Assistance Demonstration, (PAD) program and NYCHA; implementation of the Rental Assistance Demonstration, (PAD) program as implemented by Notice H 30(9-40 PH 2019-23 (September 5, 2018, as it may be amended from time to time (the

The remaining portion of the Contract Rent is the Tenant's portion of the rent. You as Tenant are responsible for paying to the Owner this "Tenant's portion of the rent" which is an amount that is equal to thirty (30%) percent of your adjusted gross income as determined by NYCHA, exclusive of any allowance for tenant-poid utilities, if applicable as further set forth in accordance with HID PBV remainments (I you were a NYCHA mbkl: housing

tenant residing at the Development, and if, at the initial conversion of the Development to project-based Section 8, your portion of the zent as past for rest as a public housing resident because you were paying less than thirty (36%) percent of your adjusted gross income, and such increase is by more than the greater of the (10%) percent or twenty-five (325.00) dollars, as determined by NYCHA, such increase will be planted in over a 5-year period. Such phased-in increase will be calculated by NYCHA in a freedom or will be calculated by NYCHA in a freedom or will be calculated by NYCHA in a freedom or will be

The Counter feet is the sum of the meanity docume assistance payment plant Team's portion of the reart. The Team's portion of offer eart is done and payable the first defyled earl month or if such other day such month in the Omney and/or Managing and the sum of th

TENANT'S PORTION OF THE RENT: The initial Tenant's portion of the rent shall be

MONTHLY HOUSING ASSISTANCE PAYMENT: The initial monthly housing assistance payment shall be \$______

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$

b. ONLY IF 2(B) IS CHECKED: Unit not on Project-Based HAP Contract.

(i) At Justial Conversion. If at initial conversion, your Tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBU program (the monthly housing assistance payment is equal to 30), and you received the "Kent Election Form" attached to his Lease as a Sider and elected to pay the Contract Rent Amount as shown in the Rent Amount is lower than thirty (20%) percent of your adjusted gross income, then your unit will not be on the Project-Based HAP Contract; or



PACT Lease Pg. 3: Household Information

Pg. 3 of the PACT lease lists each member of your household and their relationship to the head of household.

- If you submitted a request to NYCHA to add or remove household members, please bring a copy of this paperwork to your lease signing appointment.
- NYCHA's Office of Leased Housing will be responsible for processing these requests after the PACT conversion, but we can help you follow up.

Approved PACT Leas (as of 2/16/2021

(ii) After Initial Conversion: If you became a Tenuar after the initial conversion and the Leased Premises was reminated from the Project-Based HAP because your tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to \$0 for at least 130 days), then you will pay the Contract Rent Amount shown

Owner and Tenant agree that if at any time the Owner or Managing Agent notifier Tenant that they are eligible for the PBV program, the Tenant agree to complete all documentation necessary to apply for assistance under the PBV program. If the Tenant does not complete the necessary documentation within thirty (30 days of written notification by Owner or the Managing Agent, Tenant agrees to pay the Contract Rent for Agoritment a listed below.

The Tenust agrees to provide to Owner and/or Managing Agent annually, no later than sixty (60) days from Owner's and/or Managing Agent's written repeat, a certification of manual income and bousehold size along with verification of communities and order to verify Tenustr's the Owner and/or Managing Agent may give the Owner and/or Managing Agent may give the Owner and/or Managing Agent may and and order to the owner and/or Managing Agent to verify Tenustr's become under the requirements of the PBP. Program under the requirements of the PBP. Program including without limitation, consecutive Bayeshor, completed foderal and state inguine to account and the requirements of the PBP. Program (and the provide income discount and the provide income discount to the provide income discount to the part of the part of the provide income discount the required into France, Tenustry and the provide income discount that the provide income discount that the provide income discount the provide income discount the provide income discount that the provide income discount the provide income discount the provide income discount that the provide income discount that the provide income discount the provide income discount that the provide income discount the provide income discount that the provide income discount that the provide income discount the provide income discount that the provide income discount the provide income discount that the provide income discount that the provide income discount the provide income discount that the pr

The Control Revi Amount is the and payable the first day of each month or such other day seed month is the Other and the Managing. Age may decide a blue address above or at a location delimated by Owner and/or Managing Agent in writtle. Notice from Owner to Teams that rear is due in the regimed. The rest must be paid in fail without Objections. The Tennat shall stands order or a otherwise accepted by the Owner and/o Managing Agent.

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$

herein paid and Tenant's undertaking to comply

with the Tenant's obligations in this Lease and with all of the rules and regulations of the Owner, hereby leases to the Tenant and the Tenant hereby rents from the Owner the Leased Premises for the Term

3. USE AND OCCUPANCY OF LEASED PREMISES:

a. The Leased Premises shall be the Tenant; only residence and except as otherwise permitted between shall be used solelyid it manifested for the treasur and the members of the reasure and the members of the reasure distribution of the contract of the co

The Tenant and the members of the Tenant's household listed below shall have the right to exclusive use and occupancy of the Leased Premises:

b. The Teams shall use the Lessed Premises as residential diveiling for the Teams and the Team and the Tea



PACT Lease Pg. 5: Security Deposit & Utilities

Pg. 5 of the PACT lease includes information about your security deposit and utilities.

- The security deposit you have on-file with NYCHA will be transferred to C&C Apartment Management upon conversion.
- Utilities are the responsibility of management and are included in your rent.

Approved PACT Lease (as of 2/16/2021)

6. SECURITY DEPOS

- a. At Initial Conversion: The balance of any security deposit currently held by NYCHA for you shall be transferred to the Owner and you will not be required to pay any additional security, even if you transfer to another unit at this Development.
- b. After Initial Conversion: If you are a new Tenant, any required security deposit is limited to the lesser of (3) one month of the Tenant's portion of the rent in the amount of \$ _____ and (ii) the Contract Rent.
- c. If required by law, the amount held as the security deposit will be held in an account bearing interest at the branking institution's prevailing rate. An animal psysmetre of accrued interest will be made by the branking institution to the Teanart, less 1% interest of the security on deposit, to be tendered by the branking institution to Owner. Owner may use or apply all or any part of the deposit as may be required to pay for damage to the Lessed Premise during the term of this Lesses. I Franta curries out all of Teanart's obligations under this Lesse, and if the Lessed Premise is returned to Owner at the expiration of the lesses the man the sums condition as when reseated by Teanatl, ordinary were made remained by Teanatly, ordinary were made remained by Teanart, which are considered to the new Owner of Lesses. Peanal graves to seek the remain of the security deposit from the new Owner of Lesses. Owner from any claims, to the security deposit to pay the last monthly seat of the Lesses hum. Owner may use the security deposit in fall of it pays the last monthly seat of the Lesses hum. Owner may use the security deposit in fall of it pays the last monthly seat of the Lesses hum. Owner may use the security deposit in fall of it pays the last monthly seat of the Lesses hum. Owner may use the security deposit in fall of it pays if an excession, and may be permitted by Jaw.
- 7. SUBLETTING/ASSIGNMENT: Tenant shall neither switch the Lessad Premises in whole or in part nor sublet he Lessad Premises in whole or in part nor sublet he Lessad Premises in whole or in part, without the written consent of Owner, nor permit anyone sort specifically indicated in this Lesse to occury the Lessad Premises. A sublet or assignment without consent shall constitute a breach of a substantial obligation of this Lesse.
- 8. SERVICES: The following services and utilities are the responsibility of:

 Owner: □ Heat □ Hot water □ Gas □ Electricity

Tenant: ☐ Heat ☐ Hot water ☐ Gas ☐ Electricity ☐ Other

- OWNER'S INABILITY TO PROVIDE SERVICE: If Owner is unable to provide certain services as a result of circumstances which are not the fault of Owner, Tenant's obligations under this Lease, including the obligation to pay rent, shall remain in effect, except as otherwise permitted by
- 10. ACCESS. Owner and/or Monaring Agent, upon reasonable shows the first one for agent, thall be permitted to enter the Lewis Premitter during reasonable hours for the purpose of permitting routine impections and managance, making improvements or regard, or of whough the Leased Premitter of the purpose of Owner's or Managing Agent's early, delivered to Leade Premitter alers' days before such early, shall be considered reasonable advance notes. If the Team dust to permitted the content of the Course and Managing Agent and further notification. Owner and/or Managing Agent may eater the Leased Premitter all read to the Leased Premitter all reads and further notification. Owner and/or Managing Agent may eater the Leased Premitter at may time without pior notice to Tenant when there is reasonable camp to believe me mergeacy exists. Failure by Tenant to provide access to the Owner and/or Managing Agent may enter the Leased Premitter at may time without pior notice to Tenant when there is reasonable to managing Agent may enter the Leased Premitter at seasonable state of attempts with a minimum of two attempts in a reasonable state number of attempts with a minimum of two attempts in a reasonable state number of attempts with a minimum of two attempts in a reasonable state of a substantial obligation of this Lease.
- 11. LIABILITY OF TENANT: Tenant shall pay all sums incurred by Owner in the event Owner is held liable for damages resulting from any act by Tenant.
- 12. FIRE AND CASUALTY DAMAGE. Tenant is required to advise Owner immediately in the event of fire or other casualty which readers the Leased Premises partially or wholly unfit for occupancy. Owner shall repair the Lesse Premises as soon as possible subject to any delays due to adjustment of insurance claims or any cause not understand the control of the control of



PACT Lease Pg. 6, 7: Grievance Process & NYCHA's Role at Edenwald

- NYCHA's Grievance Process regarding rent issues will remain the same following the PACT conversion.
- Residents can initiate a grievance regarding repairs and maintenance through C&C Apartment Management.
- C&C Apartment Management must receive permission from NYCHA to commence legal action against a resident. We prioritize working with residents facing hardships.
- Residents will submit annual and interim income recertifications and household changes to NYCHA Leased Housing.
- New residents will come from Section 8 waitlists administered by NYCHA Section 8 Leased Housing.

Approved PACT Lease (as of 2/16/2021)

13. TENANT DEFAULT: In the event Tenant does not comply with any of the obligations of this Lesse, creates a mistance, engages in conduct detrimental to the safety of other tenants, intensionally damages the property, or it disturbing to other tenants, the Owner may terminate the tenancy and Lesse in accordance with the termination and grievance procedures set forth in Paragraph 14 herein. Any demand for rent must be made in writing.

TERMINATION NOTIFICATION AND GRIEVANCE PROCESS; GOOD CAUSE.

- a Termination Notification HUD is incorporating additional termination notification requirements to comply with section for the United States Housing Act of 1937 for surply be amended, the "Act" for public housing projects that convert assistance under RAD and no non-RAD PBV units located at the Development. In addition to the regulations at 24 CFE § 983.25°, related to Owner termination of renancy and eviction, the termination procedure for RAD and non-RAD nonversions to PBV will require adequate written notice of termination of the Leaves to Tensus which shall be the surplement of the contraction of the contract
- A reasonable period of time, but not to exceed 30 days:
- If the health or safety of other tenants, Owner's employees, or persons residing in the immediate vicinity of the Leased Premises is threatened; or
- In the event of any drug-related or violen criminal activity-or any felony conviction;
- ii. Not less than 14 days in the case on nonpayment of rent; and
- iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- b. Grievance Process Pursuant to the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55) and the RAD Notice as amended, HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to subsidy assistance and termination of such assistance, PBV program rules require the public housing agency as contract administrator to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555 RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(1)-(v), an opportunity for an informal hearing must be given to the Team from a dispute that the Team it may be used to the Team from a corontance with a corontance with a corontance with a CFR of the Team is the Team in a corontance with RAD or Non-RAD PBU requirements that adversely affect the Team is right, obligations, welfare, or status.
 - For any hearing required under 24 CFR § 92.555(a)(1)(-)(-)) (which relates to subsidy assistance under Section 8), NYCEA, as the conjunct administrator, will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR 9982.555(e)(4)(1).
 - For any additional hearings for Tenant to grieve Owner actions that adversely affect Tenant's rights, obligations, welfare or status under his/her/their Lease, the Owner will perform the hearing.
- ii. An informal hearing will not be required for class greavances or for disputes between residents not involving the Owner or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of Tenants and the Owner or NYCHA as the contract administrator.
- iii. The Owner gives the Tenant notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(2)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(0)-(v).
- iv. The Owner must provide opportunity for an informal hearing before an eviction.
- c. Good Cause. Owner cannot terminate this

 Lease or refuse to renew this Lease except for good

 cause.



PACT Lease Pg. 8: Residents' Responsibilities

- Residents may discard garbage only in designated areas.
- You must register you pet(s) with at lease signing in ordered for the pet to be grandfathered in. New pets will be allowed but must be approved by management as per the pet policy that will be distributed.
- Pets must be on leash at all times in public areas of the development.
- Residents may not tamper with smoke and carbon monoxide detectors.
- Residents must notify management of peeling paint and children under 10 residing in a unit that may require window guards.
- Dryers are NOT permitted in units.

AREAS: Tenant shall not place bringing it into the Leased Premises, and documentation setting forth the need for an 5, roofs, side-walks, entrances, assistance animal may be required.

d. In no event shall any dog, cat or other animal be permitted in any elevator or in any public portion of the building unless carried or on a leash. Failure to comply with this provision shall be grounds for termination of the tenancy and Lease.

Approved PACT Lease (as of 2/16/2021)

21. SMOKE AND CARBON MONOXIDE ALARMS: Tenant acknowledges that the Leased Premises being rented has moke and carbon monoxide alarm(s) in proper working order as required by law.

22. WINDOW GLARDS: Tenant hereby agrees to norify Owne; if any child who is the years of age or under occupies the Lowell Femnies. Tenant shall not useful any parties grant on the grant grant grant permission of the Owner or remove any window situates usafied by Owner. Tenant shall be liable to Owner for any violations issued to Owner as a result of Fenant's failure to permit Owner to install window guards or for installing any gate or guardo any window in violation of law.

23. PEELING PAINT: Tenant hereby agrees to notify Owner of any paint within the Leased Premises that is peeling, cracking, flaking, bisting or loose in any manner so that Owner may repair such conditions and to notify Owner if a child under six years of age occupies the Leased Premises.

24 FACILITIES: Storeroom, roof access, laundry facilities in the building or television master antenna may be provided by Owner at the option of Owner. Owner may discontinue any or all of the facilities at any time and shall not be liable for any damage, injury or loss from the use or discontinuance of these facilities.

25. ALTERATIONS/CARPETING/ INSTALLATIONS: Tenant may not paste or nail

INSTALLATIONS: Tenant may not paste or nail any carpet, tile or linoieum to the floors. Tenant shall not apply wallpaper or other wall covering to the walls or ceilings. When Tenant vacates the beared Premises, it shall be left painted in the same color as when rented. Tenant shall not install a waterbed, washing machine, dryer, dishwasher, air conditioner, refigerator, sink, gatbage disposal, kitchen cabinets, stove, other mechanical equipment or on a ceiternal antenan is an apartment or make any other changes, alterations or improvements without the written consort of Owner.

8 of

18. COMMON AREAS: Tenant shall not place haby carriages, bicycles or any other property in or on fire escapes, roofs, side-walks, entrances, driveways, elevators, stairways, halls or any other public areas. Public arcess ways shall be used only for entering and leaving the Leased Premises and the building. Only those elevators and passageways designated by Owner can be used for deliveries.

19. GARBACE AND REFUSE: Garbage and recyclable items must be brought to the bosement or other area designated by Owner in such a manuser that Owner may direct. Carpets, may, or other articles the thought of the building. Tenant chall not away or throw on permit to be suggest or thrown any dirty garbage or other motimates out of the windows or into my of the balls, elevators, elevator thatfur or any other public reass. Tenant shall not piace my any other public reass. Tenant shall not piace my articles of refuse outside the Lessed Premises or outside the building except in safe containers and only at places designated by Owner. Tenant shall be liable to Owner for any violations is usued to Owner as a result of Tenant's failure to properly recycle or other violation of flaw.

20. PET

- a. Owner shall have a per policy that 0 at a minimum authorizes for all residents the number and kinds of pets as is currently allowed by Nic EA. Cat make (25) twenty-this pounds with lather fall treated or mixed twend Dobewara Patients or Butter 10 threat or mixed twend Dobewara Patients or Butter 10 at 10
- b. If I cause has a dog or cat legally registered with NYCHA or reasonable quantities of other pets such as small caged bards (such as parakeets, canaries), fish and small caged aminate (such as hamsters, gerthis, guines pipe) as of the date of the convention of the Development, Tenare shall be provented to the provention of the Development, Tenare shall be provented to the provention of the Development, Tenare shall be provented to the provention of the Development, Tenare shall be provented to the provention of the Development of the Dev
- c. Assistance Animals: An assistance animal must be registered with Managing Agent before



PACT Lease Pg. 10: Lease Duration & Income Recertification

Pg. 10 of the PACT lease includes information about the duration of your lease and income recertification.

- At your lease appointment you will sign a 1-year lease.
- Under the PACT program, you can automatically renew your lease each year when you recertify with NYCHA Leased Housing.
- NYCHA Leased Housing will notify you in writing when it is time to recertify your income and household composition as a Section 8 tenant.
- You can request an interim recertification if your income changes during the year.
- Dedicated staff at our site office (1132 East 229th
 Drive South, 1F) are available to assist residents
 with recertifications.

(as of 2/16/2021)

38. SUBORDINATION: The rights of Tenant, including all rights granted under the terms of this Lease, are and shall be subject to and subordinate to the terms of any mortgage on the building or the land under the building which now exists, or building which may hereafter exist. The foregoing shall include but not be limited to any modification, consolidation or extension agreement of any existing mortgage on the land or building.

39. SINGULAR/PLURAL and JOINT /SEVERAL: The use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires. If more than one person is signing the Lease, their obligations shall be joint and several.

40. CONDEMNATION/EMINENT DOMAIN-If the building, or any part of the building, is taken or condemned by a public authority or government agency, this Lease will end on the date of such taking. In such event, Teanst will have no claim for damages against Owner based upon such taking, and Tenant will be required to surrender the Leased Premises to Owner upon 30 days' written notice from Owner to Tenant of Such government taking.

41. CONSTRUCTION/CONVENIENCE
Neighboring buildings may be the subject of
construction, reasowation of demolition. Other will
not be liable to Teams nor shall Tengat reels a bold
flow, or wealthing, the covenant of quite
enjoyment, or breach of the warranty of abstractivity
whether such interference we remiproray or
permanent, if such interference results from
activities conducted on adjoining properties.

42. NO WAIVER: The future of Owner to insist at any time upon strict performance of any clause in this Lease shall not be construed as a waiver of Owner's right. No waiver by Owner of any portision of this Lease can be made unless made in writing by Owner. Acceptance of rent by Owner with knowledge of the breach of any condition or term of this Lesse is not a waiver of the breach.

43. RENEWAL: The "Term" of the Lease, defined as the period between the "Regiming" and the "Ending" dates described in the Lease, shall be automatically renewable following the Ending date, unless otherwise terminated, for terms of trevier (12) months, each 12-month term terminating at midnight on the last day of the 12th month. Notwithstanding the foregoing, this Lease shall automatically renew for successive definite terms.

subject to the Owner being able to terminate the Lease for good cause as set forth in Paragraph 14c.

44. NOTICES: All notices, which include bills and/or other statements with respect to this Lease, must be in writing. Notices to Tenant shall be sent to Tenant at the Leased Premises by regular mail except that any notice alleging failure to comply with any terms of this Lease shall be sent by certified mail. Notices to the Owner shall be sent to Owner by certified mail to the address on ghis Lease, or to such other address a Owner shall advise Tenant in writing. Notices will be considered delivered five (5) consistence delivered five (5) consistence delivered five (5) consistence with the date mailed.

45. THIS LEASED PREMISES IS NOT SUBJECT TO RENT STABILIZATION: It is expressly understood that the Leased Premises which is the subject of this Lease is not subject to the Rent Subilization Law.

46. VIOLENCE AGAINST WOMEN ACT PROVISIONS ("VAWA"):

a. An incident or incidents of actual or interatemed domestic violence, dating violence, sexual assault, or stalking will not be construed as a serious or repeated violation of the Lease by the victim or threatened victim of that violence, and will not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

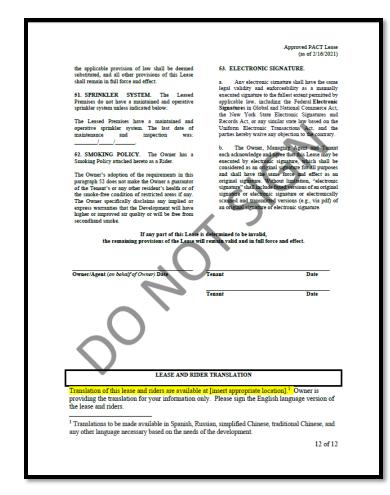
b. Criminal activity directly relating to abuse, engaged in by a member of the Tenant's household or any guest or other person under the Tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or an immediate member of the Tenant's family is the victim or threatened victim of domestic violence, dating violence, sexual assault, or stalking.

c. Notwithstanding any restrictions on admission, occupancy or terminations of occupancy or assistance, or any Federal, State or local law to the contravy, the Owner and/or Manging Agent may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy right, or terminate assistance to any individual who is the Tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing terminating be taken without evicting, removing terminating



PACT Lease Pg. 12: Smoking Policy

- In 2018, NYCHA launched its Smoke-Free Initiative to create healthier homes for residents and working environments for employees by reducing exposure to secondhand smoke & providing support to residents who smoke and want to quit.
- We are committed to this initiative. Edenwald will have a 100% Smoke-Free Policy.
- This means smoking (cigarettes, electronic cigarettes, pipes, marijuana, etc.) is prohibited in all units, common areas, and grounds.





House Rules at Edenwald

- House Rules are a written list of property that you will receive with your PACT lease during your lease signing appointment.
- The House Rules for Edenwald were created to enhance the quality of life for all residents.
 They are subject to approval by NYCHA and the Edenwald River Resident Association.
- House Rules aid in fostering an environment where all residents can respectfully and peacefully enjoy their home.
- The House Rules include protections for victims of domestic violence, dating violence, sexual assault, and stalking through the Violence Against Women's Act (VAWA). These protections are available to ALL individuals regardless of sex, gender identity, or sexual orientation.



Recap of Lease Signings

- Current Edenwald residents automatically qualify for Section 8 through the PACT program.
- Your rent will remain 30% of your adjusted gross household income.
- If you currently pay flat rent, your rent will increase over a five-year period to 30% of your adjusted gross household income.
- Pets are permitted for current residents. You must register your pet(s) with NYCHA before the conversion.
- Residents will sign a 1-year lease and will be granted an automatic renewal upon annual recertification.
- Utilities are included in your rent.
- Vacancies at Edenwald will be filled from the development's Site Based Waiting List administered by NYCHA's Section 8 Leased Housing Department.
- Grievance processes will remain in place.



5: Resident Survey Overview



Join your neighbors, participate in the Resident Survey, we can shape the future of Edenwald Houses together

- Answers will inform Edenwald PACT Partners on the services and workshops to provide that will best benefit you, the residents
- All survey submissions will be entered to win one of six \$100 VISA® Gift Cards, your personal info will be used solely for the raffle.

Multiple Ways to Complete the Survey

- QR Code here >>>>
- Website link: https://tinyurl.com/2p9yfmf5



- Our consulting partners, Mothers on the Move will be stationed across the site or knocking on your door for additional assistance completing the survey
- Paper copies available at the management office and can be dropped off in the black drop box in each building's lobby



Upcoming Events

4: Next Steps & Upcoming Events



Next Steps & Upcoming Events

- Interior Design Meeting
- HQS Inspections (Winter 2023)
- Complete survey enter the raffle!





How do I contact my PACT Team??

Please reach out with any questions



Phone: 347.727.1337



Email: info@edenwaldhousesbx.com



Website: https://edenwaldhousesbx.com

*Website updates coming soon



QUESTIONS (Virtual Meeting Only)

Answering your questions is our priority

- Everyone will be muted during the presentation, but we will open for questions at the end of the meeting
- To ask a question:

From your Phone:

Dial *9 to raise hand (you will be called on to speak)

Dial *6 to unmute and speak

From your Computer:

Type your question into the Chat Box

Click Send, or

Click to raise your virtual hand (you will be called on to

speak) Unmute yourself and ask a question





THANK YOU

