



PLEASE JOIN US

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





**EDENWALD
HOUSES**

**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



Ask a question during the meeting by typing into the Q&A box

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.



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 9 participants, or a mixed family, as defined by HUD.*

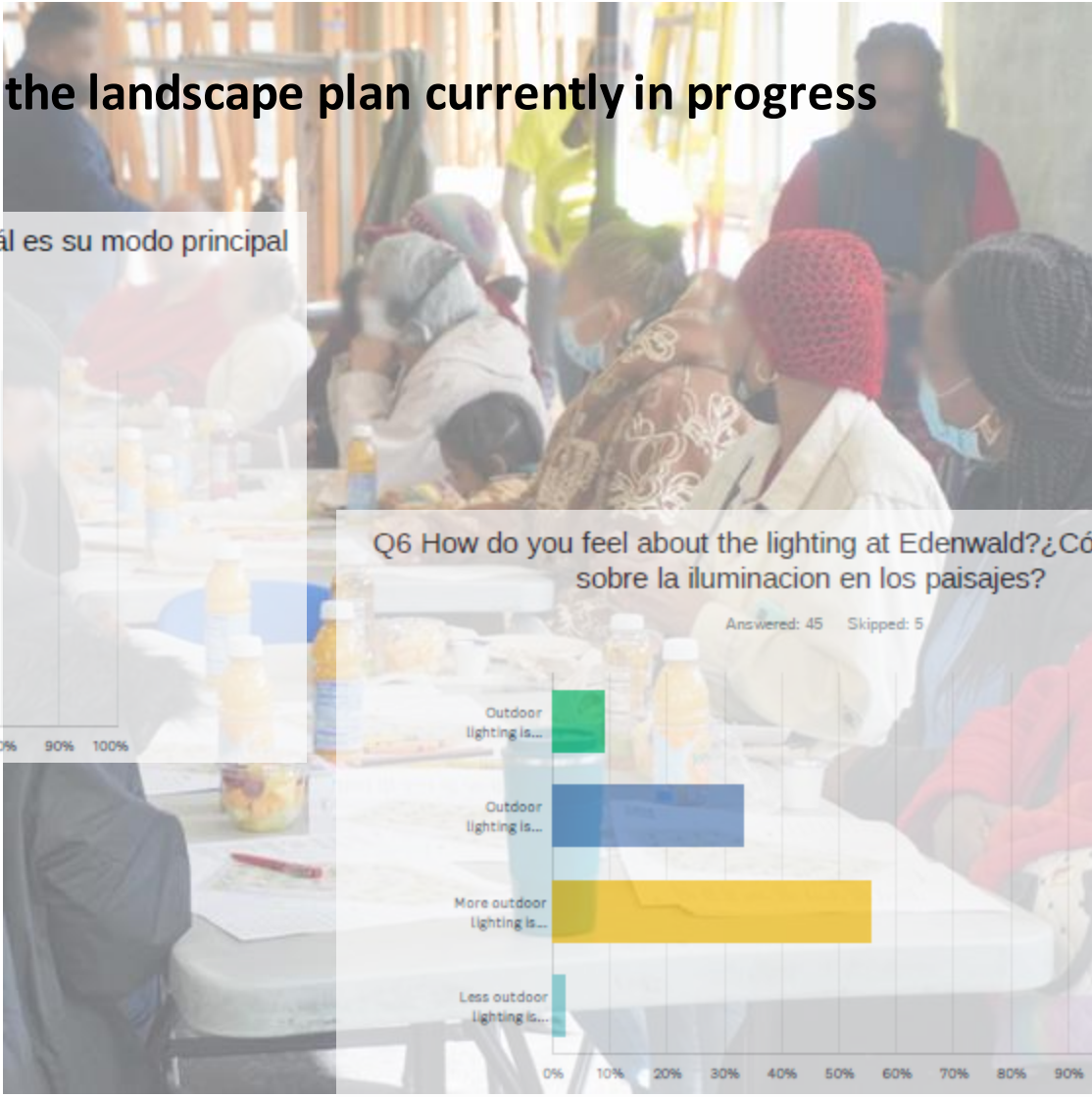
Ask a question during the meeting by typing into the Q&A box



2: October Meeting Recap

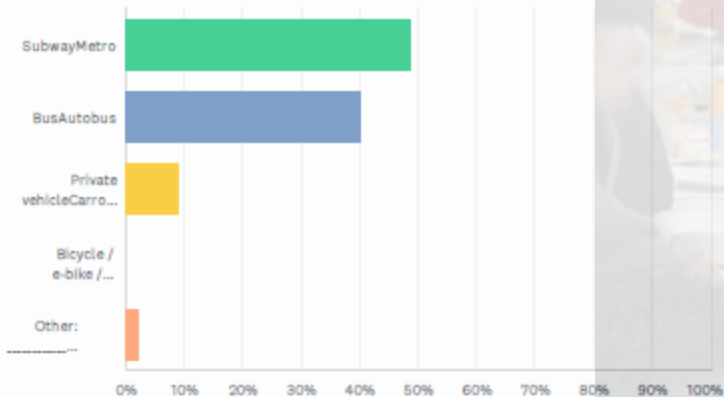
Thank you for your participation in the Design Charrette

Your input is informing the landscape plan currently in progress



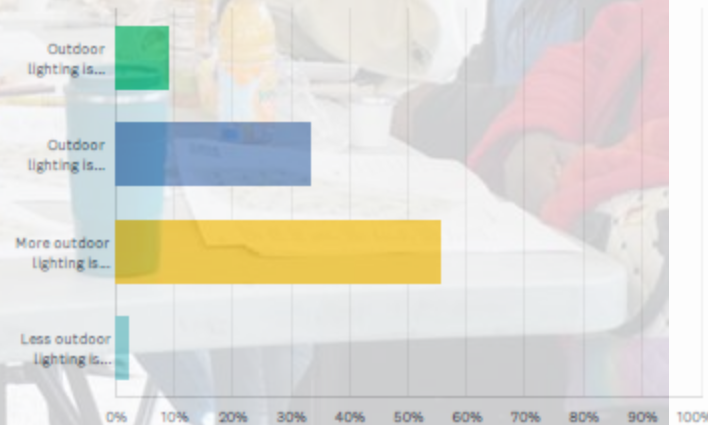
Q8 What is your main source of transportation? ¿Cuál es su modo principal de transporte?

Answered: 45 Skipped: 5



Q6 How do you feel about the lighting at Edenwald? ¿Cómo se siente sobre la iluminación en los paisajes?

Answered: 45 Skipped: 5



Ask a question during the meeting by typing into the Q&A box



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.

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

RESIDENTIAL APARTMENT LEASE - [DEVELOPMENT]
PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) LEASE

Owner and Tenant make this apartment lease agreement ("Lease") as follows:

Owner's Name: _____

Owner's address for Notices: _____

Managing Agent's Name: _____

Managing Agent's Address: _____

Development: _____

Address of "Leased Premises" (including Apt No.): _____

Tenant's Name (person/people signing lease): _____

Section 8 Case Number: _____

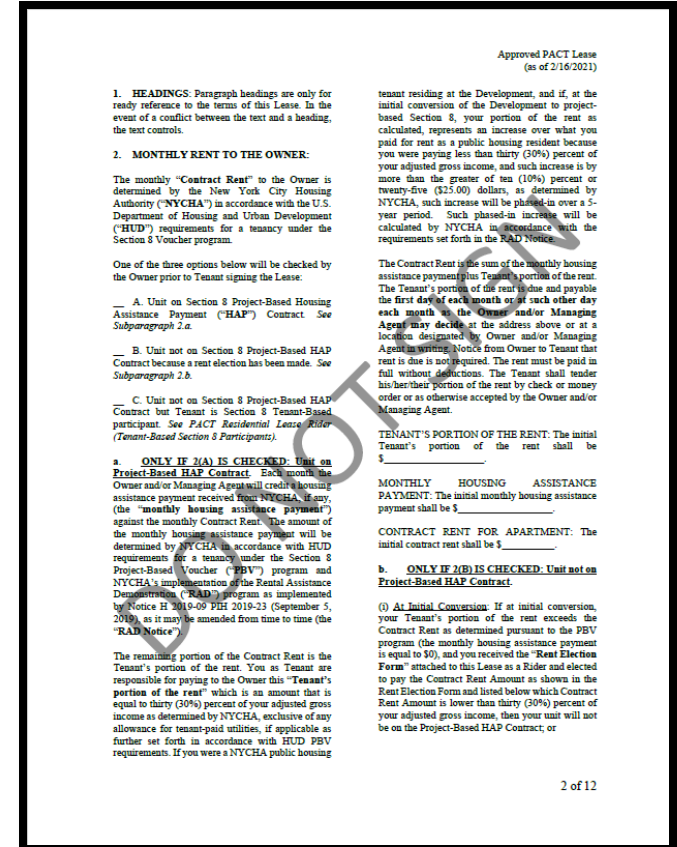
Effective Date of Lease: _____/20__ or the date of the PBV HAP Contract (as defined below) for the Development, whichever is later.

1 of 12

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.

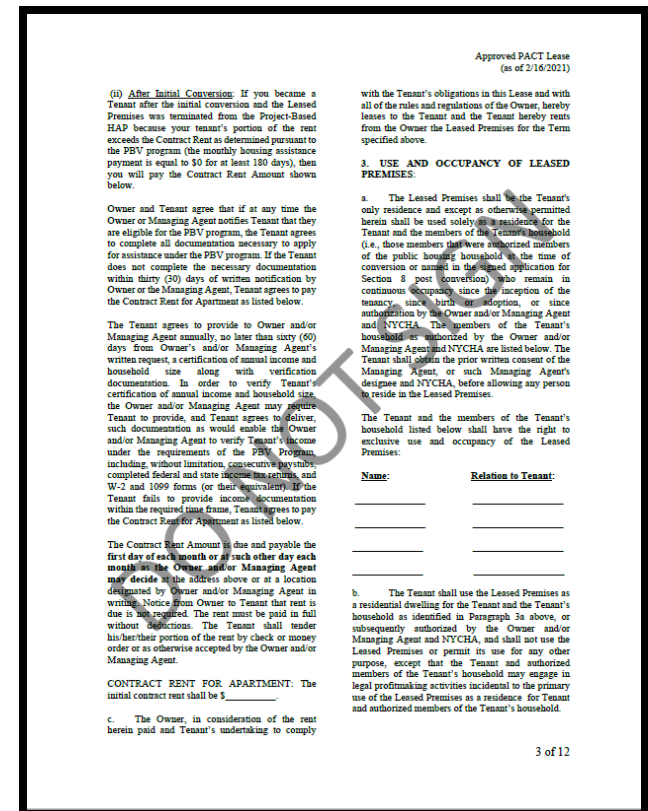
- Current Edenwald residents automatically qualify for Section 8 through the PACT program.
- This page will be pre-filled with your rent amount, which is determined by NYCHA’s Leased Housing office. Your rent will be 30% of adjusted gross household income.
- Residents who currently pay a flat rent will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



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.

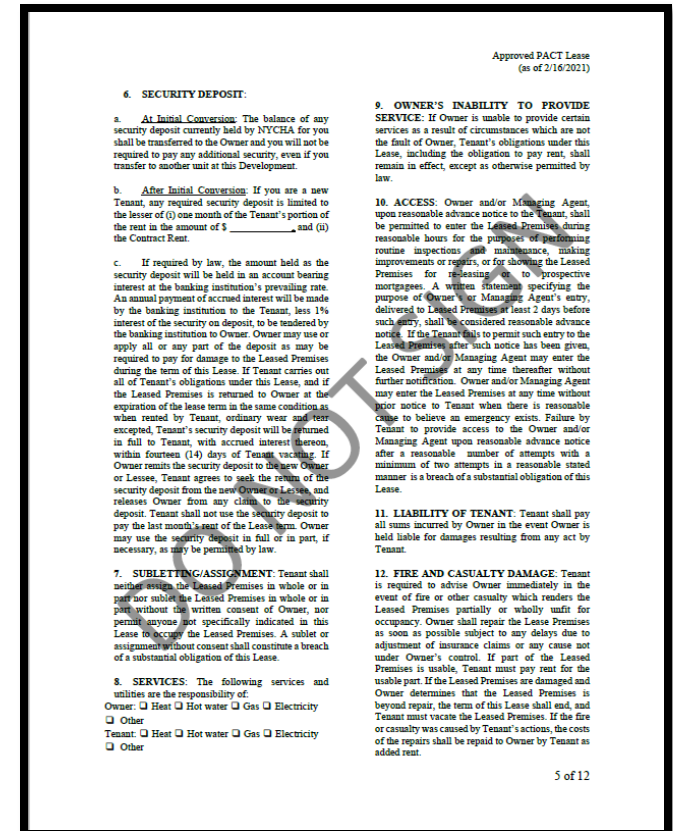
- If you submitted a request to NYCHA to add or remove household members, please bring a copy of this paperwork to your lease signing appointment.
- NYCHA’s Office of Leased Housing will be responsible for processing these requests after the PACT conversion, but we can help you follow up.



PACT Lease Pg. 5: Security Deposit & Utilities

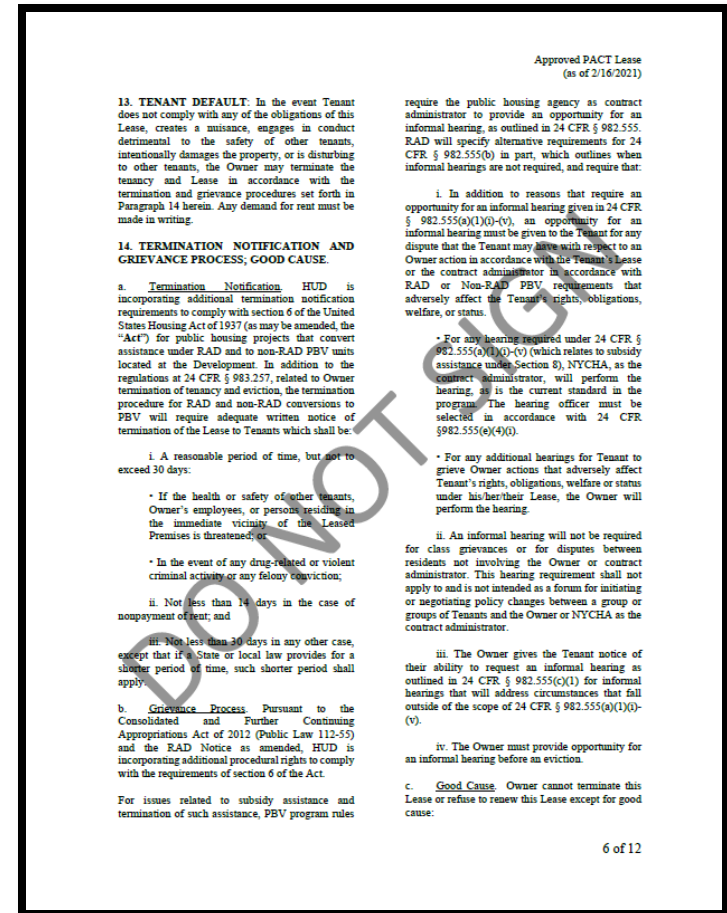
Pg. 5 of the PACT lease includes information about your security deposit and utilities.

- 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.



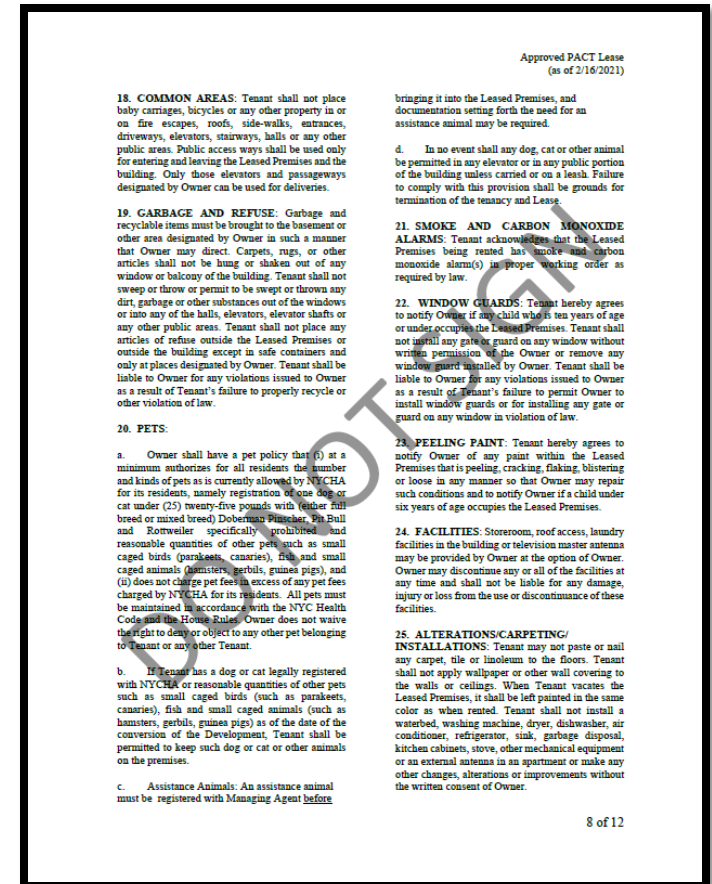
PACT Lease Pg. 6, 7: Grievance Process & NYCHA's Role at Edenwald

- 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.



PACT Lease Pg. 8: Residents' Responsibilities

- Residents may discard garbage only in designated areas.
- You must register your pet(s) with at least signing in order 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.



PACT Lease Pg. 10: Lease Duration & Income Recertification

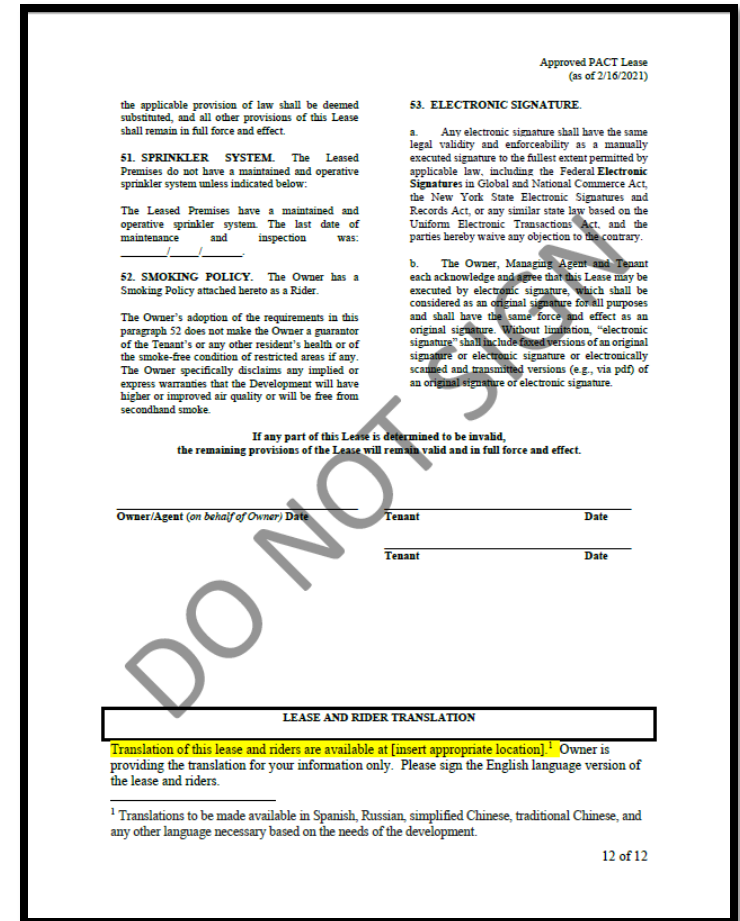
Pg. 10 of the PACT lease includes information about the duration of your lease and income recertification.

- 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.



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



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*

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THANK YOU