

NYCHA's PACT Program

Implementing HUD's RAD Program in NYC

NYSAFAH

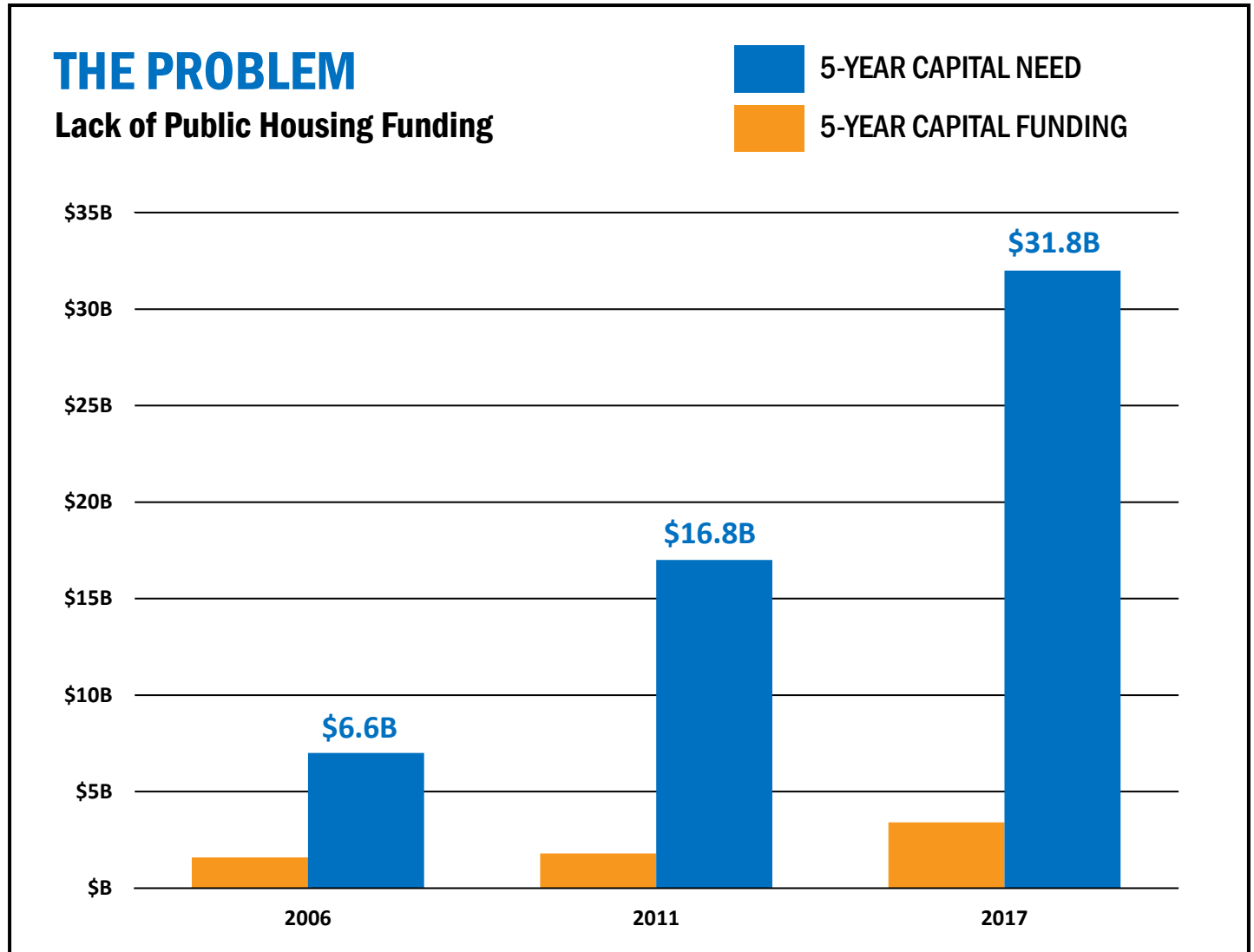
May 18, 2022



Aging Housing Stock and Federal Disinvestment

Declining federal support have contributed to deteriorating conditions

- The majority of NYCHA apartments were built between 1945 and 1970—more than 50 years ago
- Federal and state capital funding have met a fraction of capital needs since 2006
- Declining and uncertain funding affects NYCHA's capital planning abilities

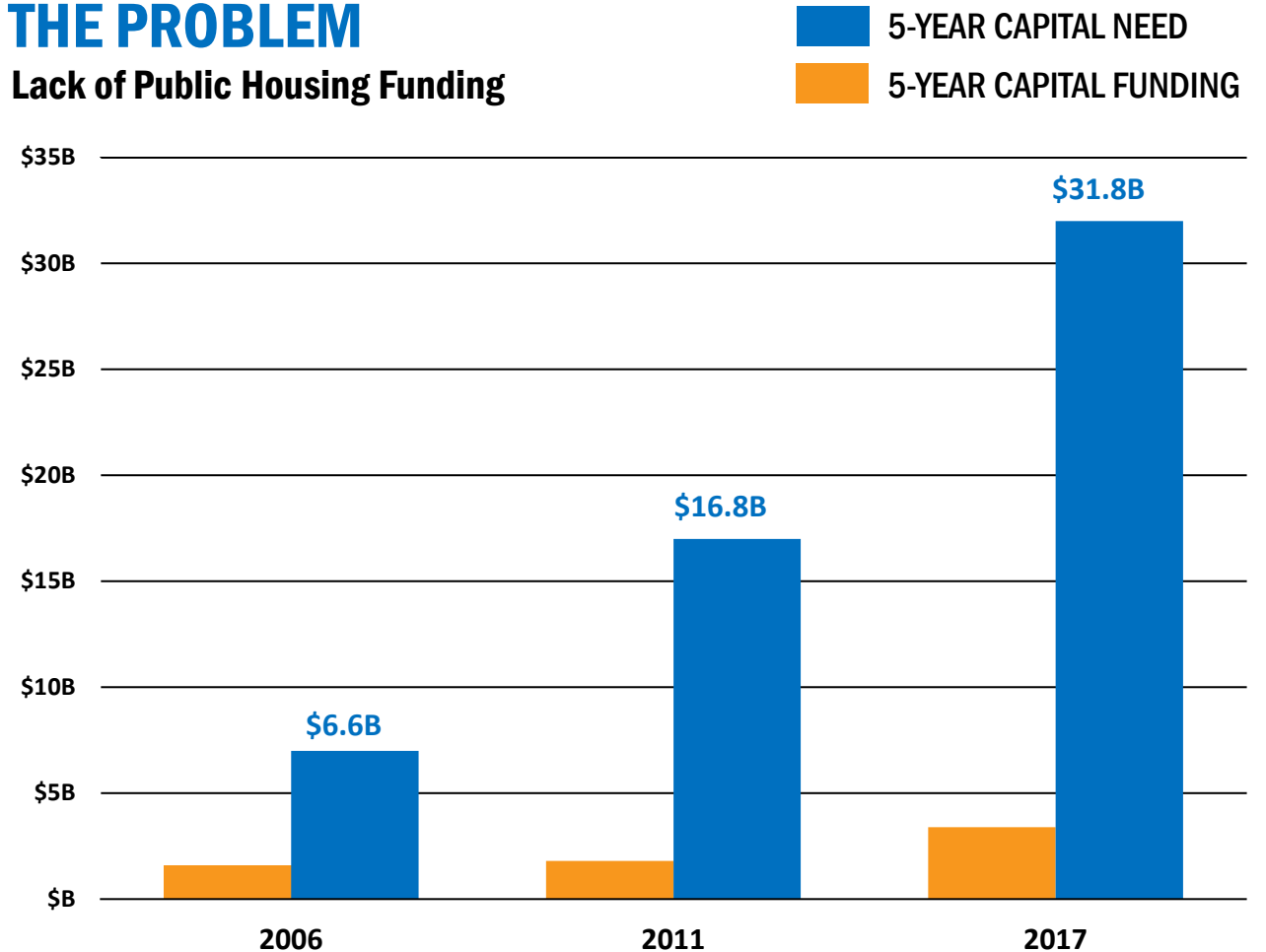


What is PACT?

- 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.

THE PROBLEM

Lack of Public Housing Funding

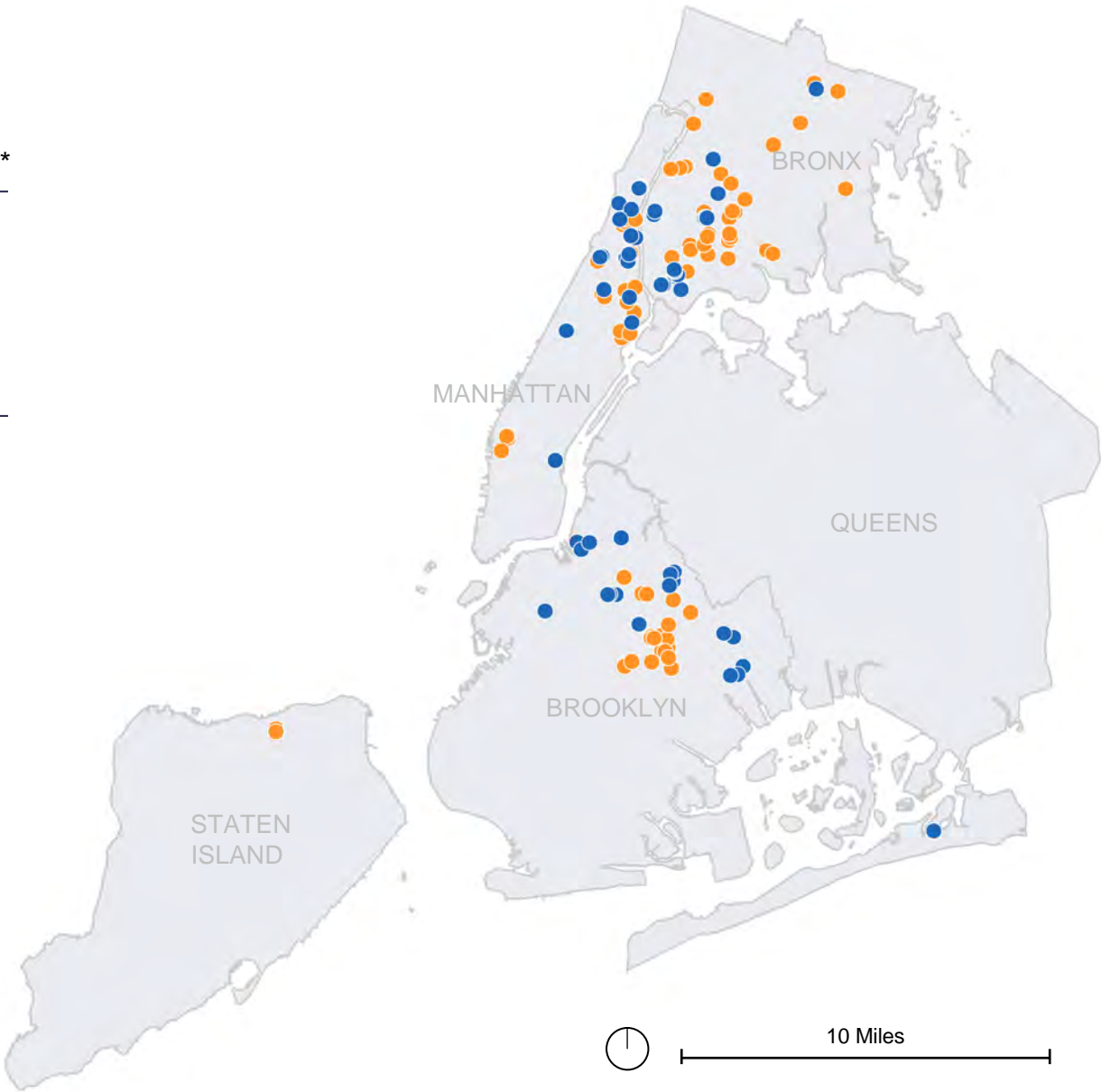


PACT Projects

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	58	15,426	\$3.40B
● Planning and Resident Engagement	75	19,733	\$3.64B
Total	133	35,159	\$7.04B

Nearly \$3.4 billion in capital repairs already completed or underway.

* Capital repairs for completed PACT developments reflect both Hard Costs and Soft Costs. For active PACT projects, we use the 5-Year Physical Needs Assessment (PNA) to estimate their capital repairs.



Repairs for Residents



"We feel great about the improvements, and we appreciate them so much. Since we've been in the PACT program, we feel very safe; we come out, sit on the benches, and enjoy the sunshine and fresh air. The grounds are beautiful; they gave us a beautiful sitting area, which the tenants love."

-Ms. Sandra Gross, RA President of Baychester Houses

Repairs for Residents



"The improvements gave our apartment more of a modern feel; we appreciated that, and we've now become more comfortable as well."

-Mr. Denny Rojas, Resident at Twin Parks West

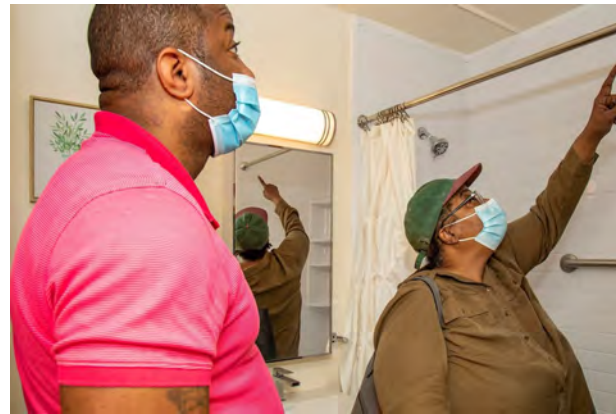
Repairs for Residents



"The maintenance is excellent; if there's a problem with your apartment, you can put a ticket in and they take care of it immediately. **The team is on point and the grounds are much cleaner.** Since the renovations, it's like you've heard the tenants' concerns and what the tenants wanted. There's been such an improvement since the PACT program came in."

-Ms. Nesmith, Resident at Twin Parks West

Resident Tours of Completed PACT Projects



PACT Investment & Improvement

Building Systems



New and improved building systems and facades at Ocean Bay (Bayside) and Murphy

Common Areas



Building improvements at Ocean Bay (Bayside)

Sites and Grounds



Site improvements at Baychester and Betances

Apartments



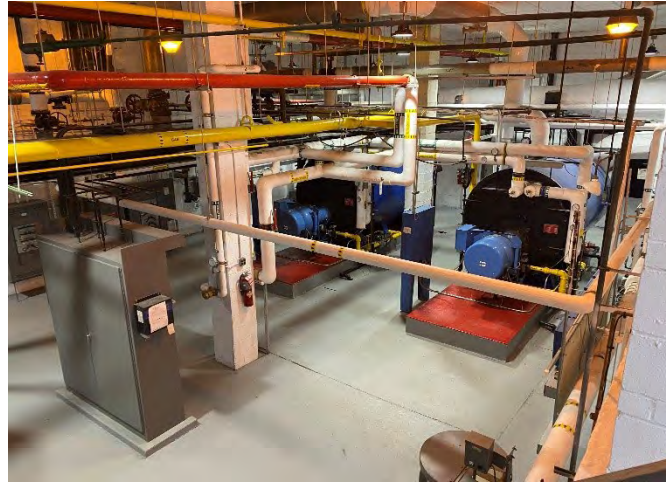
Newly renovated apartments at Twin Parks West

PACT Investment & Improvement



From top left, clockwise: Warren, Betances, Weeksville, Berry Street, Betances, Baychester

PACT Investment & Improvement



From top left, clockwise: Betances, Ocean Bay (Bayside), Hope Gardens, Armstrong, Warren, Ocean Bay (Bayside)

PACT Investment & Improvement



From top left, clockwise: Baychester, Warren, Baychester, Samuel MHOP, Twin Parks West, Weeksville