

PLEASE JOIN US
Inspections & COVID Safety Plan Presentation
Edenwald Houses PACT Resident
Meeting April 27, 2022 at
11am & 6pm
(via Zoom or in-person)

Edenwald Community Center
1150 East 229th Street
Bronx, NY 10466
Time: 11 AM- 1 PM

Bay Eden Community Center
1220 East 229th Street
Bronx, NY 10466
Time: 6 PM- 8 PM

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:

IN PARTNERSHIP WITH



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

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





April 27, 2022



**EDENWALD
HOUSES**

**INSPECTIONS &
COVID SAFETY PLAN
PRESENTATION**

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

QUESTIONS

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

Audio Settings ^



Leave

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

Agenda

- 1** PACT Overview - NYCHA
- 2** February Meeting Recap
- 3** COVID Safety Plan
- 4** Inspections
- 5** Next Steps & Q+A



1: PACT Overview - NYCHA



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.

* 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.



Betances



Ocean Bay (Bayside)

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

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: February Meeting Recap



DEVELOPMENT TEAM INTRODUCTIONS:

- Co-developers: Camber Property Group, Stuart Alexander (SAA | EVI) and Henge Development.
- General Contractor will be L+M Builders and the property management team will be C+C Apartment Management.

PACT PROGRAM AND CONVERSION:

- PACT via Section 8 provides funding for site-wide renovations at Edenwald Houses.
- New management company.
- Permanent affordability and maintains resident rights.
- Enhanced social services and community programming.



PROJECT TIMELINE



WHAT WILL STAY THE SAME

- Rent will be **30% of your households income**
- **NYCHA will continue to own the land and buildings**
- Your **Resident Association** will remain and they will continue to **receive funding**
- You can add family members to your household and approved members will continue to have succession rights

WHAT WILL CHANGE

- **In-unit and site-wide upgrades**, including:
 - Kitchen and bathroom renovations
 - Landscaping and playground improvements
 - Common area upgrades
- **Enhanced security** that will include site-wide cameras and access control
- New onsite management team to **meet resident needs**
- **Enhanced social services and community programming** will be tailored to Edenwald residents' needs.
- **New local hiring opportunities** for NYCHA residents in construction and management
- Annual Housing and Quality Standard Inspections



WILL I HAVE NEW APPLIANCES AND ACCESSORIES?

Yes, part of the scope of the work will be to replace the accessories such as bathtub, sink, toilet, lighting and there will be new cabinets/appliances installed.

WHEN WILL CONSTRUCTION START?

Construction will commence in the Winter of 2023, after closing, and will conclude in the Summer of 2026.

WILL I HAVE TO APPLY TO PROJECT-BASED SECTION 8?

Current residents will not need to apply to Section 8. Annual income recertifications will be handled by NYCHA. All current NYCHA residents will automatically transition to the Project-Based Section 8 program



3: COVID SAFETY PLAN



COVID-19 SAFETY CONTINUED

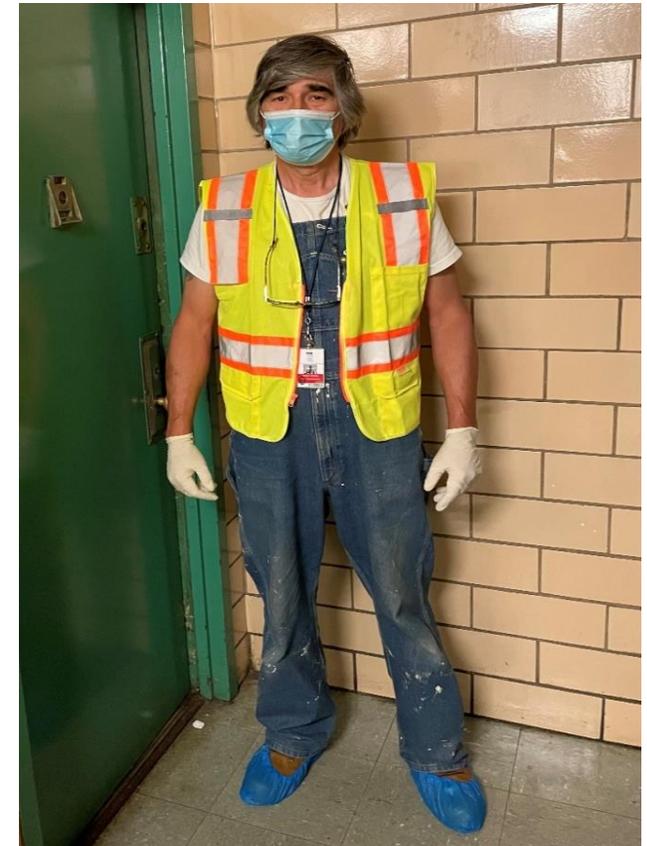
Keeping residents safe throughout this process is our priority. Please see below for what you can expect our team members to look like when conducting in-apartment work.

COVID-19 Safety

We will **continue to wear face masks, gloves, booties, and identifying badges** when we are in your homes.

When possible, we will limit the number of staff in your apartment at any given time during these inspections.

We ask that you also wear a face mask when team members and subcontractors are in your home.



COVID SAFETY PLAN



Edenwald PACT Partners COVID-19 Safety Plan

Updated March 25, 2022

I. PEOPLE

A. Identification of Edenwald PACT Partners.

- The safety of our residents and employees is Edenwald PACT Partners' priority. Please review the protocols we have developed with NYCHA to ensure residents and employees encounter safe environments. Throughout predevelopment and construction, all employees will wear the appropriate version of the below badge in a visible location so that residents can easily identify members of the Edenwald PACT Partners team.



B. Vaccinations and Testing. All Edenwald PACT Partners, consultants and subcontractors will maintain compliance with the following NYCHA Covid-19 protocol:

- Edenwald PACT Partners shall ensure that all covered employees provide proof of full vaccination or provide proof of a negative COVID-19 PCR diagnostic test (not an antibody test) on a weekly basis until the covered employee submits proof of full vaccination. Covered employees are defined as any worker who performs any part of the PACT work or services and for whom such work or services includes physical interaction with NYCHA employees or members of the public (including NYCHA residents).
 - Full Vaccination shall mean at least two (2) weeks have passed after a person received a single dose of an FDA or WHO approved COVID-19 single-dose vaccine or the second-dose of an FDA or WHO approved two-dose COVID-19 vaccine; and
 - Proof of Full Vaccination shall mean any of the following:
 - An official CDC card or other official immunization card bearing the individual's name and date(s) of vaccine administration. The PACT Partner must see this document or a photograph of it;
 - An Excelsior Pass issued by the State of New York; or

- We have prepared a **COVID Resident Safety Plan** in accordance with NYCHA safety guidelines, and are committed to following **all safety guidelines** issued by the CDC, State, and City
- The plan includes **site access procedures, health screenings, safety trainings, and daily cleanings**
- All team members and consultants will be required to wear masks and adhere to social distancing policies** when on site
- We will continue to **work with NYCHA** on developing **construction-specific safety protocols** and will inform residents before starting construction
- 2 copies of the COVID Resident Safety Plan** will be housed at the **Edenwald Community Center**, in both English and Spanish, for residents to review.
- You can also access the plan our website at www.edenwaldhousesbx.com



EDENWALD
HOUSES



4: INSPECTIONS





4: INSPECCIONES



INSPECTIONS AND REPAIRS

There are at least **THREE** separate in-unit inspections that will be conducted at Edenwald Houses.

INSPECTION #1 Lead Testing / Asbestos Testing / Mold Visual Inspections and Pre-Construction Surveying.

Expected Timing: May-October.

- a. Non-invasive lead XRF testing*
- b. Process may involve collection of samples.*

INSPECTION #2 HQS Repairs for Section 8.

Expected Timing: Work performed approx. between Summer/Fall 2022 to Early 2023.

- a. Inspection & repair work pertain to life safety and quality housing items*
- b. Specifics will be covered in a meeting closer to the start of these inspections*

INSPECTION #3 HQS Inspections.

Expected Timing: Inspections will occur following repairs in #2 above, in Late Fall 2022 to Early 2023.

- a. Inspectors must ensure that all units meet housing quality standards prior to closing and transition to Section 8.*

INSPECTION #1: IN-UNIT TESTING & SURVEYING will commence in May, 2 weeks after this meeting date. These inspections are crucial to inform the construction Scope of Work.

1. **Lead Testing in every unit** in order to comply with NYC Local Law 1 of 2004, as lead-based paint can pose health and safety risks for residents, especially children.
2. **Asbestos Testing** will be completed only if suspected Asbestos Containing Materials (ACM) are found within units i.e. vinyl tile. Representative samples will be collected from a limited number of units when materials are found to be consistent throughout the property.
3. **Mold Visual Inspections** will be conducted and compared against NYCHA's mold and leak data.
4. **Radon Testing** will be conducted **only** at ground floor units. This involves a non-obstructive, non-hazardous cannister that is placed in-units and collected after a 2-day period.
5. **Pre-Construction Surveying** will be conducted by the general contractor and will include surveying of kitchen cabinets, countertops, bathrooms, windows, and general conditions.
6. **Accessibility Surveying** will need to be completed in a limited number of existing Uniform Federal Accessibility Standards (UFAS) units in two selected high-rises.

Duration of Testing & Surveying

1. **Lead Testing:** approximately 30 minutes-1 hour.
2. **Asbestos Survey:** approximately 20 minutes.
3. **Mold Visual Inspections:** approximately 15 minutes.
4. **Radon Testing:** limited to ground floor units, 2 day period.
5. **Pre-Construction Surveying:** approximately 30 minutes.
6. **Accessibility Surveying:** limited to a handful of existing UFAS units, approximately 1 hour.



Example of lead XRF instrument.



Scheduling & Inspection Timeframe

We expect to schedule units in **one-day blocks from 9am-4pm** to ensure all necessary in-unit surveying is completed with minimal disruption to residents. Please be aware **Edenwald PACT Partners will contact every unit a week in advance to schedule inspections** during the coming months, via written notice and phone call.



In-Unit Inspections (Lead, Asbestos, Mold, Radon, Pre-Construction, & Accessibility)

May 2022 – March 2023

Buildings to be scheduled on a weekly basis to complete all units across 40 residential buildings.

Any additional testing required will continue from March 2023 - May 2023.

HQS Repair and Inspections

August 2022 – May 2023



Preparing for In-Unit Inspections



1. Write down the pre-scheduled inspection time and ensure all household members are aware of the time and date.
2. Please make sure all household members present are prepared with face masks to protect against the risk of Covid-19. All inspectors/surveyors will be required to comply with the Covid-19 Safety Plan as mentioned previously.
3. Please ensure any loose pets are held back and kept clear from inspection activities.
4. Tidy-up loose clutter, if any, as best as possible to ensure there are clear walking paths for inspectors.
 - Countertops should also be free of debris to facilitate measuring.
 - Walls and windows should be accessible to facilitate measuring and lead XRF testing.
5. Someone over the age of 18+ must be at home in order for us to enter the unit.



IDENTIFYING OUR TEAM ON SITE

- **Residents will be able to identify all the members of the Edenwald PACT Partners by their badges** (example below)
- **All team members will wear a version of the badges** in a visible location throughout the predevelopment and construction phases. Below is an example of the ID we will be using:





5: NEXT STEPS Q&A



NEXT STEPS:

Design-Focused Meetings

- Landscape Architecture Design Charrette, Early Summer 2022
- Interior Finishes, Mid Summer 2022
- Follow up design presentations, Late Summer



KEEP IN TOUCH

NYCHA



- **Call:** 212-306-4036
- **Email:** PACT@NYCHA.NYC.GOV
- **Website:** <http://on.nyc.gov/nycha-pact>

Questions about:

- The Permanent Affordability Commitment Together (PACT) Program
- Project-Based Section 8
- How rent will be calculated

Edenwald PACT Partner

- **Call:** (347) 727-1337
- **Email:** info@edenwaldhousesbx.com
- **Website:** www.edenwaldhousesbx.com

Questions about:

- Presentation material
- Design and construction
- New property management
- Future meeting dates and topics



QUESTIONS

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 - Click Send, or
 - Click to raise your virtual hand (you will be called on to speak) Unmute yourself and ask a question

Audio Settings ^



Chat



Raise Hand



Q&A

Leave

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