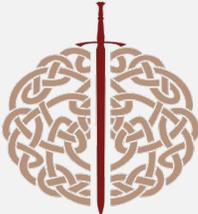




**SARATOGA VILLAGE  
INTRODUCTION TO PACT PARTNERS**

**PACT  
PARTNERS:**



# AGENDA

- PACT Program Overview
- Update On Charrette Voting
- Social Service Needs Assessment Survey
- Waste Management Plan
- Landscaping Workshop
- Next Steps, Future Meetings & Timeline
- Informational Resources



Rendering of Ocean Hill Apartments  
\*\* Renderings are subject to change \*\*

# 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)



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

# Brief Overview of Timeline



\*Rental Assistance Demonstration Program Financing Plan and Section 18 repositioning application.



# NYCHA PACT Social Service Needs Assessment Survey

## PURPOSE

To improve residents' quality of life through access to social services and resources the PACT team is conducting a survey to solicit feedback from residents to understand which services, opportunities, and programs are important for residents and their households.

## METHOD

Door drop paper surveys with flyers.

Targeted outreach via door knocking, phone calls, emails and notices on the door.

## GOAL

Feedback from at least 35% of residents

## TIMEFRAME

Begin outreach on 3/4/2024. You can even start today by scanning the QR code!

## SOCIAL SERVICES NEEDS ASSESSMENT SURVEY

Please help us with identifying the social services needs for your community!

### Ways to Take the Survey

- **Via Printed Copy**  
Surveys will be delivered to each resident. They may fill out the survey and place it in a drop box outside of one of our following onsite offices:
  - 33 Saratoga Ave, Apt. #6D
  - 671 Willoughby Ave, Apt. #1A
  - 150 Malcolm X Blvd, Apt. #1K
  - 24 Mother Gaston Blvd, Apt. #2B

- Online via QR Code



### PACT DEVELOPMENT TEAM



For more information or assistance please contact us:  
via email: [info@ohsgcommunity.com](mailto:info@ohsgcommunity.com) | via phone: (718) 887-8156

# Future Resident Meeting Topics

- New Lease Signing
- Construction Readiness
- Hiring & Training Opportunities
- Social Services
- Community Spaces
- Final Scope of Work
- Transition to Section 8



# Available Resources for Residents



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

**Email:** [PACT@NYCHA.NYC.GOV](mailto:PACT@NYCHA.NYC.GOV)

**Website:** <http://on.nyc.gov/nycha-pact>

## Contact PACT Resources with questions about:

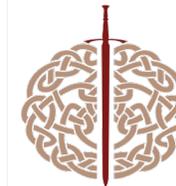
- PACT Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

**Customer Contact Center (CCC):** (718) 707-7771

## Contact CCC with questions about:

- Repairs in your apartment or in a public space
- Concerning heat and hot water issues
- For information about housing applications offices

## PACT PARTNERS:



**Email:** [OHSGPACTPARTNER@GMAIL.COM](mailto:OHSGPACTPARTNER@GMAIL.COM)

**Website:** [WWW.OHSGCOMMUNITY.COM](http://WWW.OHSGCOMMUNITY.COM)

## Contact us if you have questions about the following topics:

- Presentation material
- Design and construction
- Future meeting dates and topics
- Hiring and training



**Thank You**  
**Questions?**

Saratoga Village

# Apartment Finish Winner! Option 2



SARATOGA VILLAGE - 33 SARATOGA AVE  
KITCHEN OPTION TWO / OPCIÓN DE COCINA DOS  
MATERIALS / MATERIALES

1 Backsplash / Salpicadero  
2 Wall / Pared  
3 Accent Wall / Pared de Acento  
4 Countertop / Mostrador  
5 Floor / Piso  
6 Cabinets / Gabinetes

1 Wall / Pared  
2 Countertop / Mostrador  
3 Tile / Baldosa  
4 Cabinets / Gabinetes

2  
SUBJECT TO CHANGE  
SUBJECTO A CAMBIOS

3  
SUBJECT TO CHANGE  
SUBJECTO A CAMBIOS

DP KALEL COMPANIES SLM Architecture, P.C. | Design Solutions, Inc.

Saratoga Village  
**Improved Waste Management**

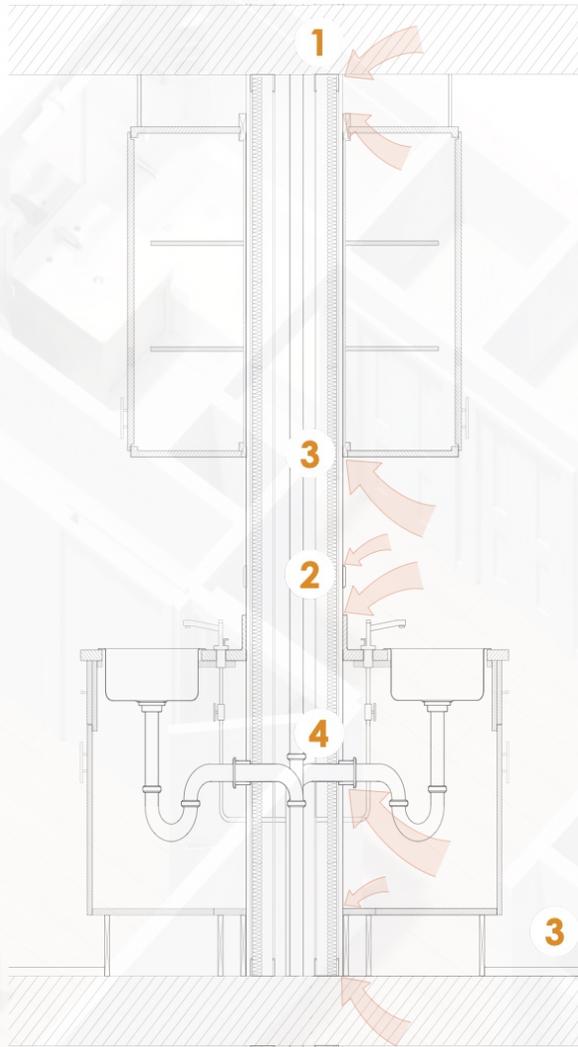


- Introduce “Recycling Rooms” for easy disposal of recyclables and bulk items in a central location
- All enclosed waste equipment to deter pests
- Daily (1-2 times/day) removal of all waste
- Security cameras to issue violations

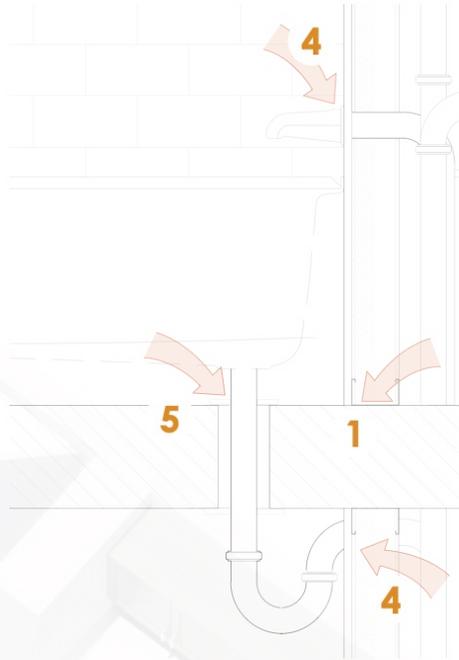
# Saratoga Village

## What You Can't See: Pest Control

Kitchens / Cocinas



Bathrooms / Baños



### Key Seal Points / Puntos Clave del Sellado:

1. Top and bottom plates
2. Electrical penetrations
3. Back and base of cabinetry
4. Plumbing penetrations in common wall
5. Bathtub drain penetrations

### Integrated Pest Management Manejo Integrado de Plagas

- Seal all wall, floor + joint penetrations with low-VOC caulk or other non-toxic methods (window screens, door sweeps, metal plates) to prevent pest entry.
- Install rodent + corrosion-proof material (i.e., copper or stainless-steel mesh or rigid metal cloth) for openings larger than ¼ inch.
- Seal entry points under kitchen + bathroom sinks.
- Install 6" metal flat stock at base of all cabinets

### Regular Inspections Inspecciones Periódicas

- Exterminators will regularly service all cellar and common areas, and will be made available to all residents for in-unit treatment on a bi-weekly basis

# Saratoga Village

## Active Security + Site Safety Measures



### Comprehensive Security Plan

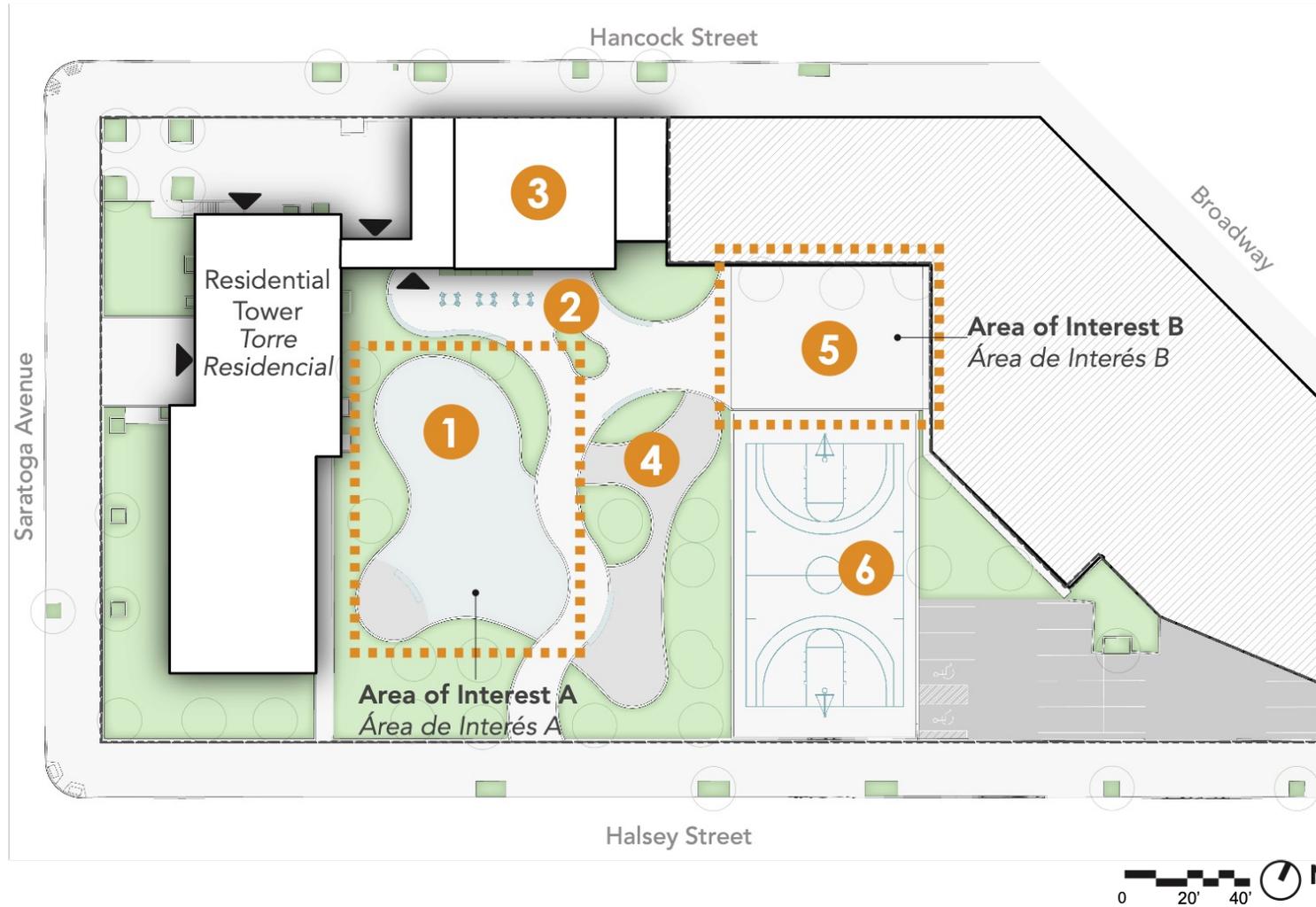
- New Intercom System
- Cameras in all areas of the building
- Cameras linked to 24/7 off site staff monitoring
- Access Control / Key Fob Entry

### Site Safety + Maintenance

- Safety surfaces at outdoor play spaces
- Site lighting overhaul for increased visibility
- Ongoing maintenance of grounds

# Saratoga Village

## Site Plan | Plano del Proyecto



### Legend

- 1. Playground
- 2. Seating Area
- 3. Community Center
- 4. Plaza/Seating Area
- 5. Social Space
- 6. Basketball Court

▼ Entrance

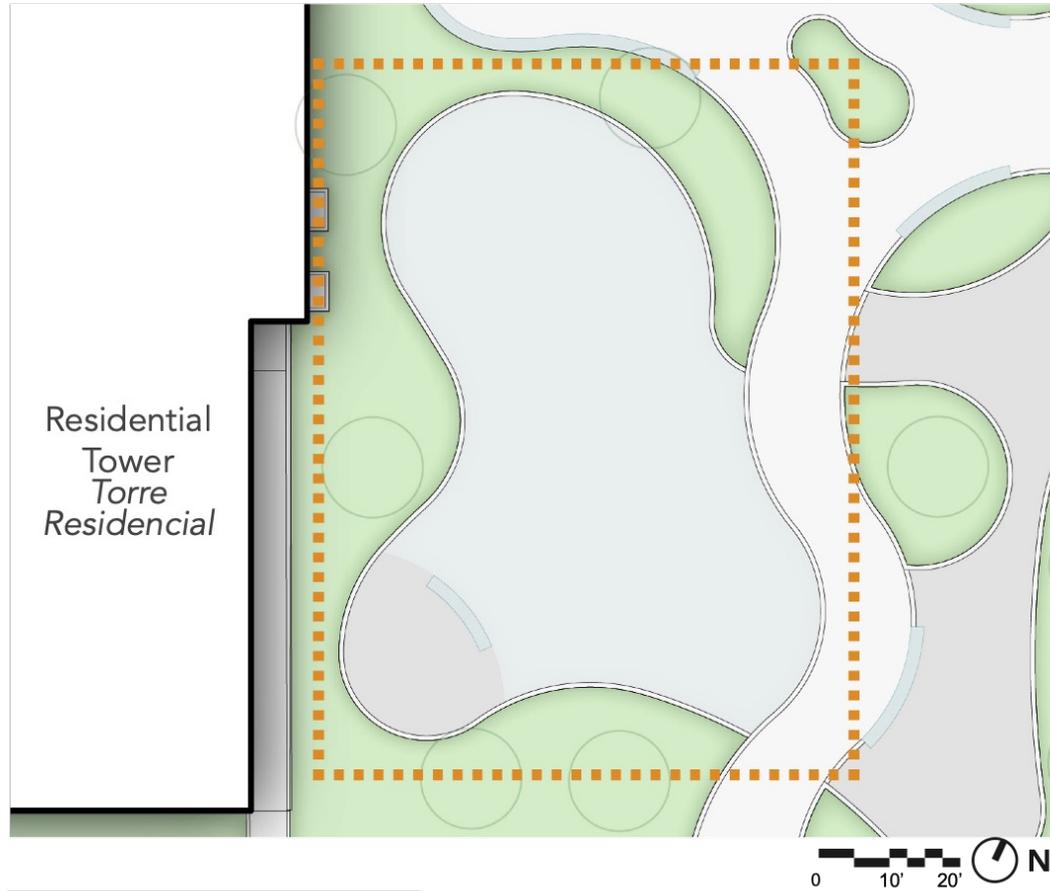
### Leyenda

- 1. Parque Infantil
- 2. Área para Sentarse
- 3. Centro Comunitario
- 4. Plaza/Área para Sentarse
- 5. Espacio Social
- 6. Cancha de Baloncesto

▼ Entrada

*\*Program is subject to resident feedback  
El programa está sujeto a comentarios de los residentes*

# Area of Interest A : Playground | Área de Interés A: Parque Infantil



Key Plan | Plano clave

Option 1: Play Structures | Opción 1: Estructuras con Juegos



Option 2: Climbing Structures | Opción 2: Estructuras para Escalar

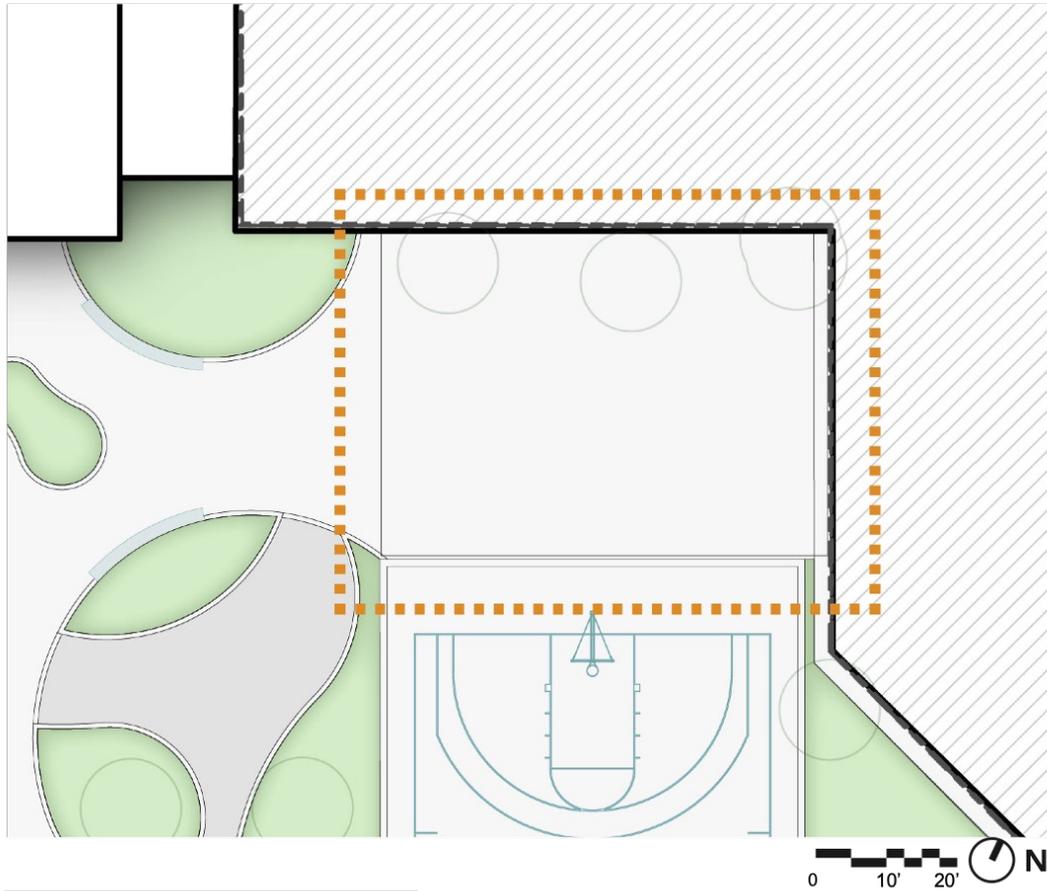


Option 3: Challenge Course | Opción 3: Pista con Obstáculos



All materials shown are representative of the design intent and may not reflect final built condition.  
Todos los materiales mostrados son representativos de la intención del diseño y pueden no reflejar la condición final de construcción.

# Area of Interest B : Plaza/Social Area | Área de Interés B: Plaza/Área Social



Key Plan | Plano clave

Option 1: Feature Seating | Opción 1: Área Característica para Sentarse



Option 2: Basketball Half-Court | Opción 2: Media Cancha de Baloncesto

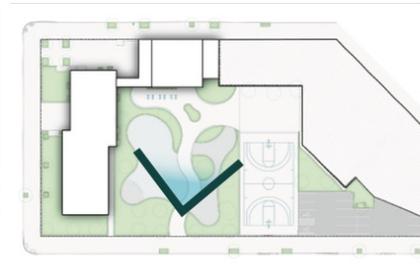


Option 3: Outdoor Fitness | Opción 3: Entrenamiento en Exteriores



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 Todos los materiales mostrados son representativos de la intención del diseño y pueden no reflejar la condición final de construcción.

# Plaza and Playground | Plaza y Parque Infantil



Key Plan | Plano clave