



# STUY GARDENS II

## DESIGN WORKSHOP



# TODAY'S AGENDA

- PACT Program Overview
- Overview of Design Charrette Workshop
- Workshop



# What Is PACT?

## PACT Investments & Improvements

- 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.



*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.*



### Legend

- 1. Kitchen
- 2. Living / Dining Room
- 3. Bedroom
- 4. Bathroom
- 5. Closets



### BEDROOM\*

- New paint throughout apartments
- Upgraded LED lighting fixtures throughout
- New windows
- New flooring
- \*includes closets

### BATHROOM

- New tile tub surround
- New porcelain tile floor
- New water conserving toilets, shower heads, lavatory faucets
- New square edge mirror + bath accessories

### LIVING/DINING ROOM\*

- New paint throughout apartments
- Upgraded LED lighting fixtures throughout
- New windows
- New flooring
- \*includes closets

### KITCHEN

- New quartz counter tops + tile backsplash
- New base and upper cabinets
- New appliances
- New water conserving plumbing fixtures
- New flooring



#### Note:

1. All finishes will be subject to SHPO design review and may be revised.
2. Units that are not required to be UFAS compliant will have adaptable features such as grab bars and removable base cabinets.



### Leyenda

- 1. Cocina
- 2. Sala/Comedor
- 3. Dormitorio
- 4. Baño
- 5. Armarios



Piso

Piso de Baldosas



### DORMITORIO\*

- Pintura nueva en todo el apartamento
- Artefactos de luz nuevos en todo el apartamento
- Ventanas nuevas
- Piso nuevos
- \* Incluye armarios

### SALA/COMENDOR\*

- Pintura nueva en todo el apartamento
- Artefactos de luz nuevos en todo el apartamento
- Ventanas nuevas
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### BAÑO

- Revestimiento de bañera nuevo
- Piso de porcelanato nuevo
- Inodoros , cabezales de ducha + grifos de lava mano nuevos que conservan agua
- Espejo de borde cuadrado + accesorios de baño nuevos

### COCINA

- Encimeras de cuarzo nuevos + salpicaduras de azulejos
- Gabinetes nuevos
- Electrodomésticos nuevos
- Accesorios de plomería nuevos que conservan agua
- piso nuevo

#### Nota:

1. Todos las terminaciones serán sujetas a revisión de SHPO y pueden ser cambiadas
2. apartamentos que no requieren cumplir con las normas UFAS tendrán características adaptables como barras de apoyo y gabinetes de base removibles.





BASIC RENDER  
RENDERIZADO BÁSICO



BASIC RENDER  
RENDERIZADO BÁSICO



SARATOGA VILLAGE - 33 SARATOGA AVE  
KITCHEN OPTION ONE / OPCIÓN DE COCINA UNO  
MATERIALS / MATERIALES



Image for material reference only  
La imagen referente solo al material



1 Backsplash / Salpicadero



3 Countertop / Mostrador



5 Wall / Pared



10 Accent Wall / Pared de Acento



4 Cabinetry / Gabinetes



6 Floor / Piso





BASIC RENDER  
RENDERIZADO BÁSICO



SARATOGA VILLAGE - 33 SARATOGA AVE  
BATHROOM OPTION ONE / OPCIÓN DE BAÑO UNO  
MATERIALS / MATERIALES



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3 Tile Tub Surround / Azulejo de Bañera



2 Countertop / Mostrador



1 Wall / Pared



4 Tile / Baldosas



5 Cabinets / Gabinetes



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



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RENDERIZADO BÁSICO



SARATOGA VILLAGE - 33 SARATOGA AVE  
BATHROOM OPTION TWO / OPCIÓN DE BAÑO DOS  
MATERIALS / MATERIALES



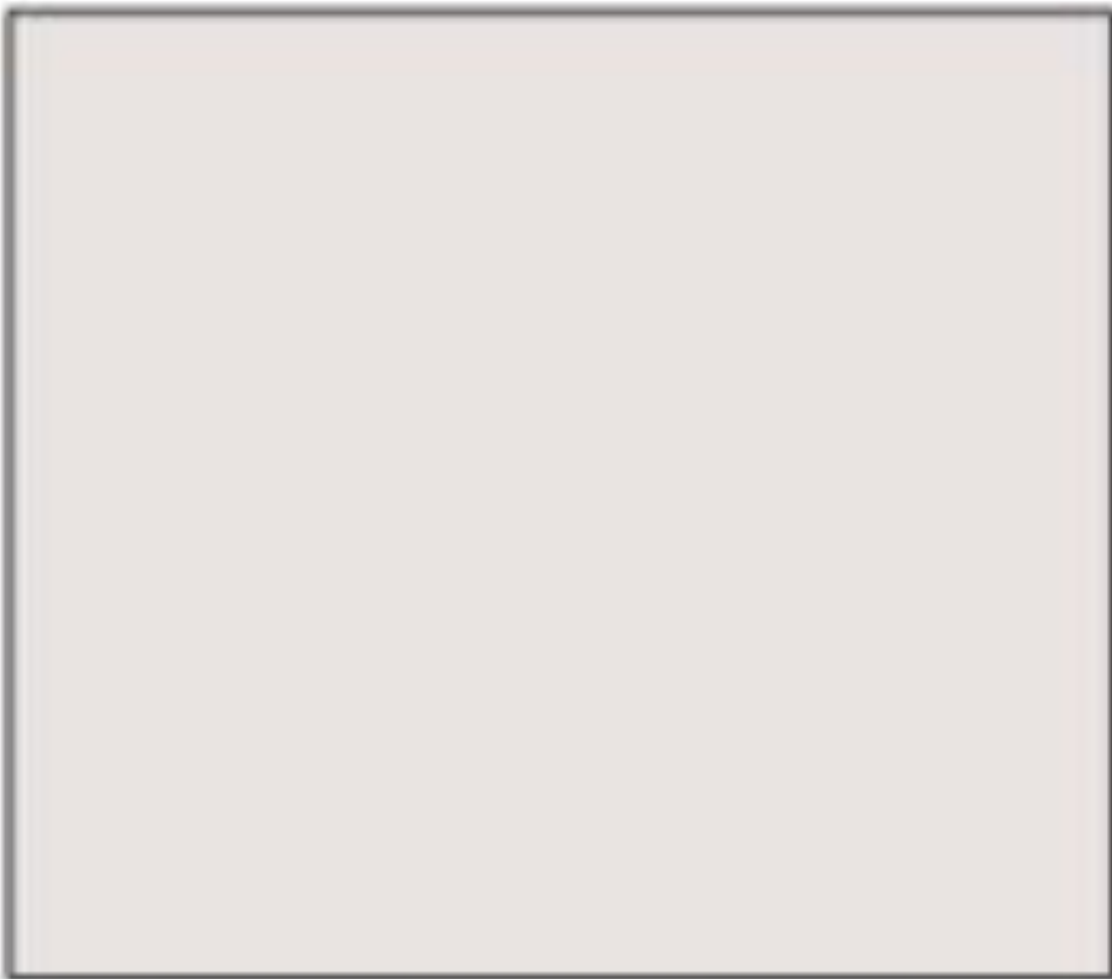
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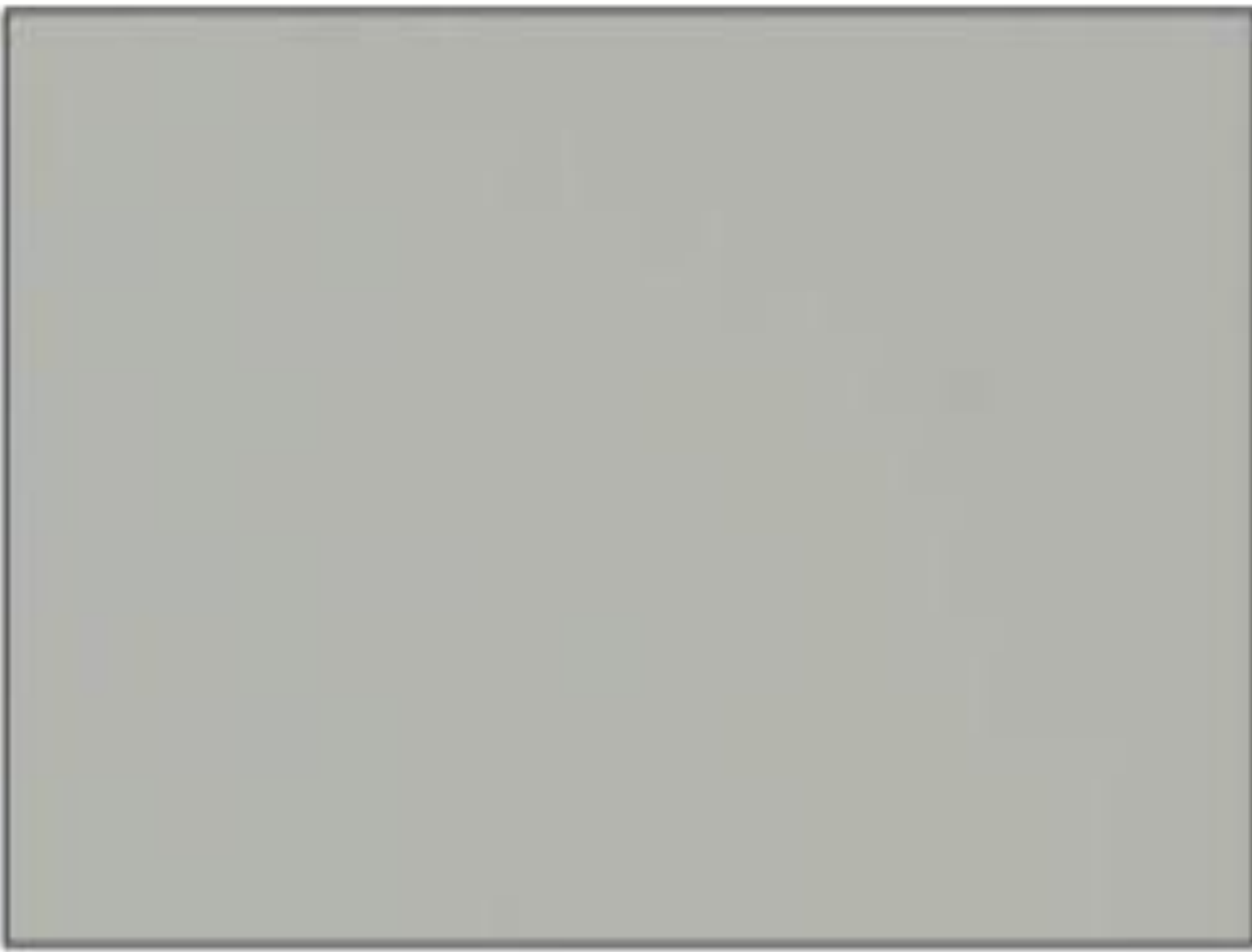
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**Workshop Time**



# 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:

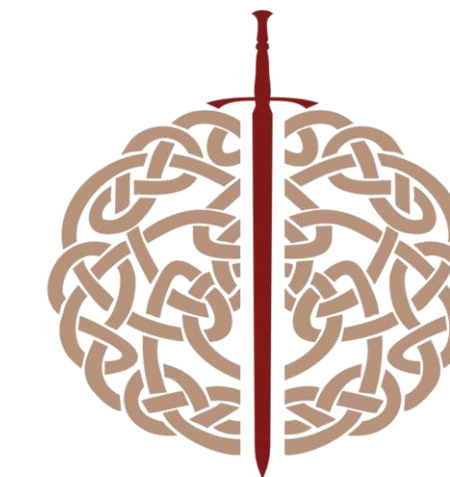
- PACT Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

**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)

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

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