OCEAN HILL

DESIGN WORKSHOP

TODAY'S AGENDA

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

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.*

Legend

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

Flooring

Tile Flooring

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 consering 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 adapatable features such as grab bars and removable base cabinets.

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

SUBJECT TO CHANGE

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

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

SALA/COMENDOR*

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

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 caracteristicas adaptables como barras de apoyo y gabinetes de base removibles.

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SUBJECTO A CAMBIOS

BASIC RENDER
RENDERIZADO BÁSICO

BASIC RENDER
RENDERIZADO BÁSICO

OCEAN HILL 24 MOTHER GASTON BLVD
KITCHEN OPTION ONE / OPCIÓN DE COCINA UNO
MATERIALS / MATERIALES

Image for material reference only
La imagen referente solo al material

1 Backsplash / Salpicadero

2 Countertop / Mostrador

3 Wall / Pared

20 Accent Wall / Pared de Acento

4 Cabinetry / Gabinetes

5 Floor / Piso

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SUBJECT TO CHANGE
SUBJECTO A CAMBIOS

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OCEAN HILL 24 MOTHER GASTON BLVD
BATHROOM OPTION ONE / OPCIÓN DE BAÑO UNO
MATERIALS / MATERIALES

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1 Tile Tub Surround / Azulejo de Bañera

2 Countertop / Mostrador

3 Wall / Pared

4 Tile / Baldosas

5 Cabinets / Gabinetes

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SUBJECTO A CAMBIOS

BASIC RENDER
RENDERIZADO BÁSICO

BASIC RENDER
RENDERIZADO BÁSICO

OCEAN HILL 24 MOTHER GASTON BLVD

KITCHEN OPTION TWO / OPCIÓN DE COCINA DOS

MATERIALS / MATERIALES

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1 Backsplash / Salpicadero

2 Countertop / Mostrador

3 Wall / Pared

11 Accent Wall / Pared de Acento

4 Cabinetry / Gabinetes

5 Floor / Piso

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SUBJECT TO CHANGE
SUBJECTO A CAMBIOS

BASIC RENDER
RENDERIZADO BÁSICO

OCEAN HILL 24 MOTHER GASTON BLVD

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SUBJECT TO CHANGE
SUBJECTO A CAMBIOS

Workshop Time

Available Resources for Residents

PACT Hotline: (212) 306-4036
Email: 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

Contact us if you have questions about the following topics:

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