

think wilder

architecture

INTERIOR DESIGN CONCEPT PRESENTATION

NYCHA | OHSG

OCEAN HILL

What Is PACT?

- NYCHA needs \$78.3 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



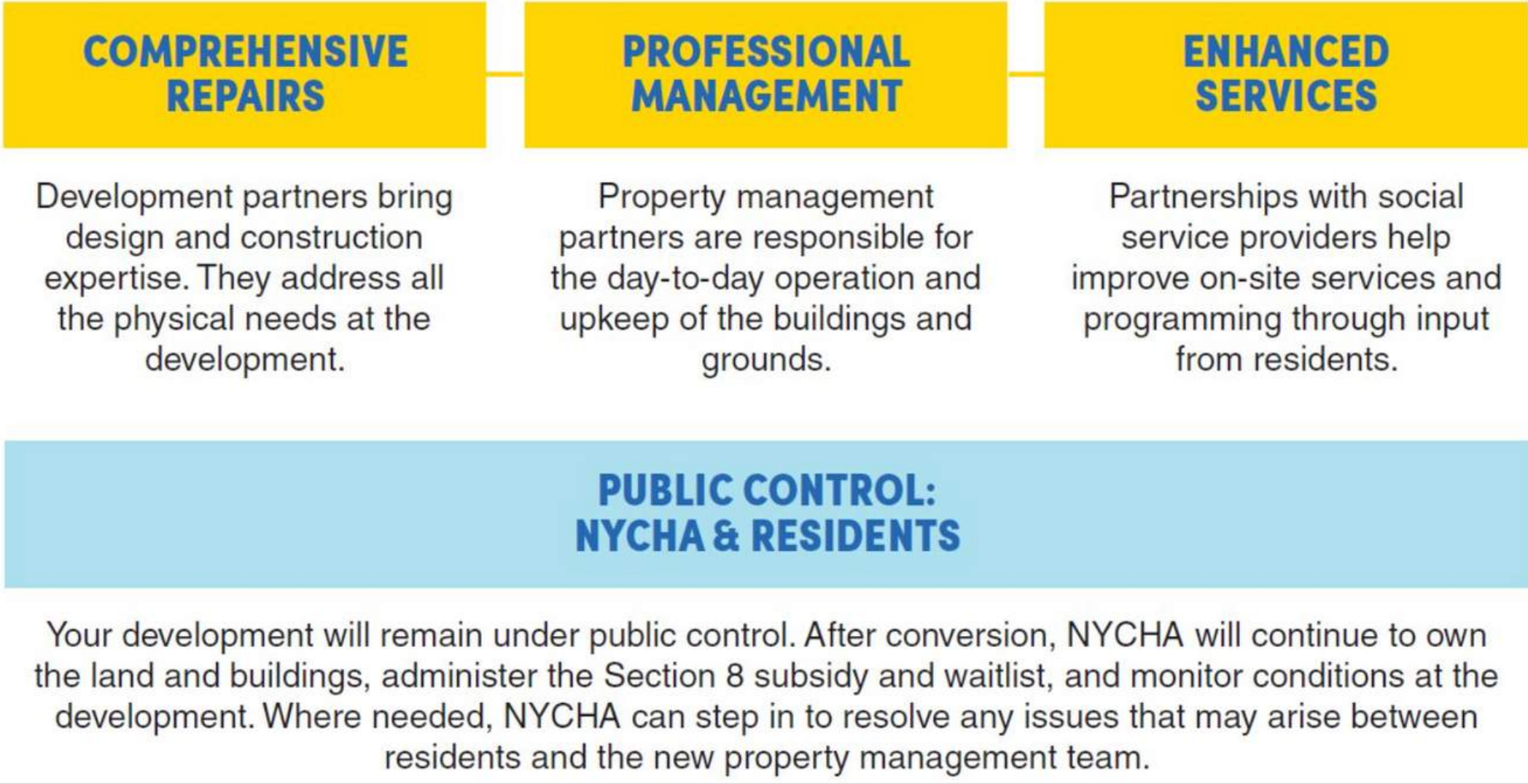
Repaired roof and solar panel system at Ocean Bay (Bayside)



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.



Betances



Ocean Bay (Bayside)

* 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.

PACT Resident Protections

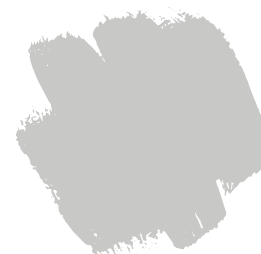
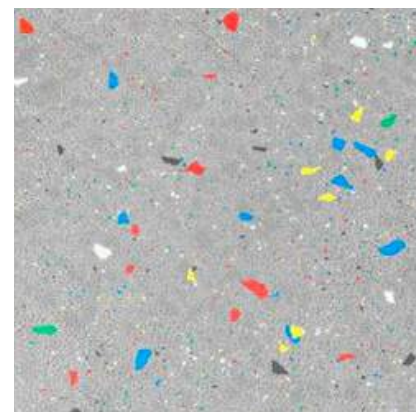
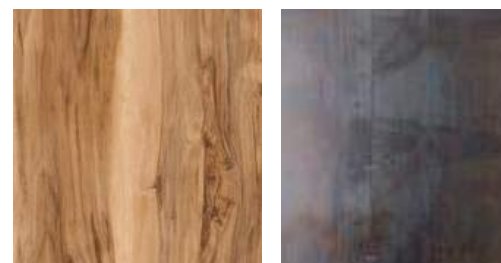
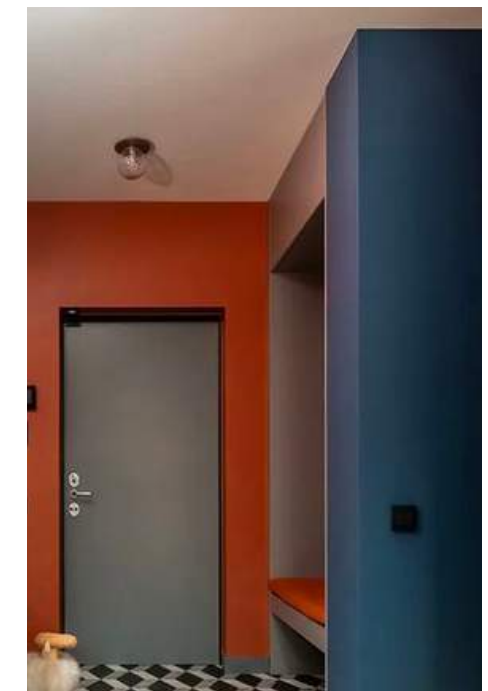
- All residents **continue to pay 30% of their adjusted gross household income*** towards rent.
- Residents do **not have to pay any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All existing households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year**, and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents 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.

DESIGN CONCEPT

OCEAN HILL - Iconic Brooklynites

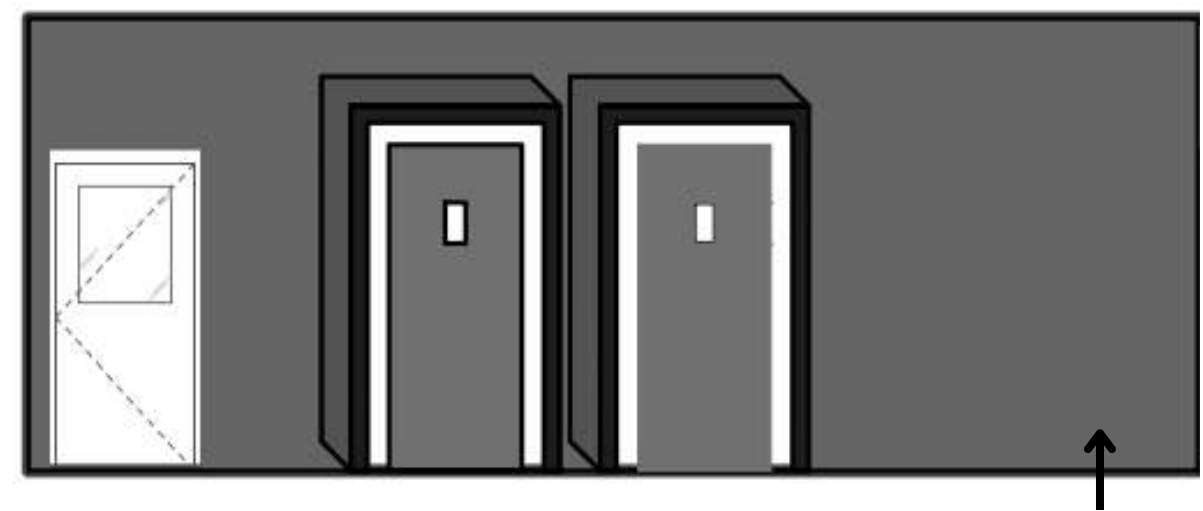
This concept celebrates these influential people through playful visuals including quotes in the hallways, concrete, metal, leather tile. Mother Gaston, Spike Lee, Jay-Z and others. Color gradation from dark to light, ombre color change, hard shapes with soft transitions, celebrating greatness, inspirational.



Ocean Hill - Iconic Brooklynites

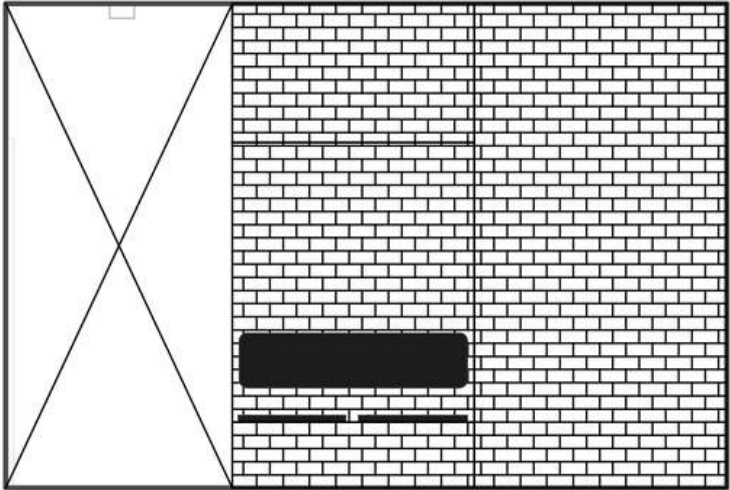
Building: 24 Mother Gaston Blvd

Area: LOBBY

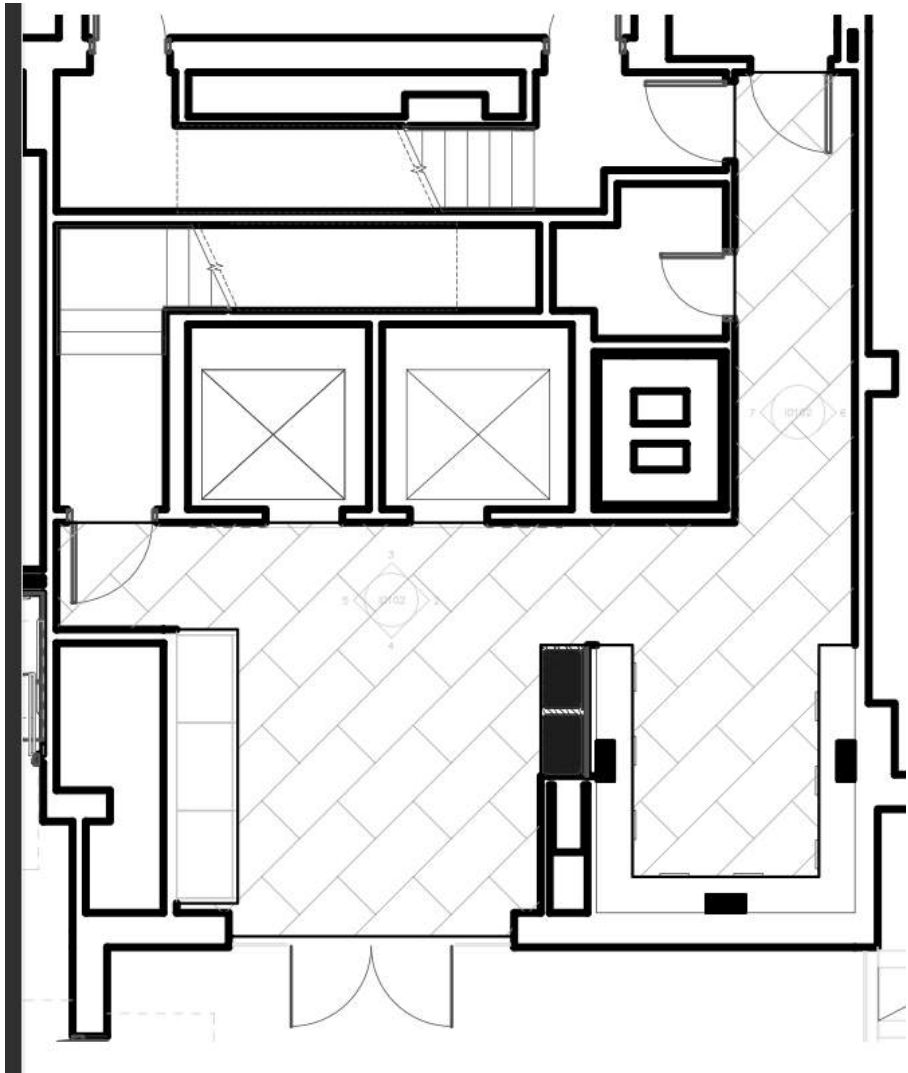


ELEVATOR WALL ELEVATION

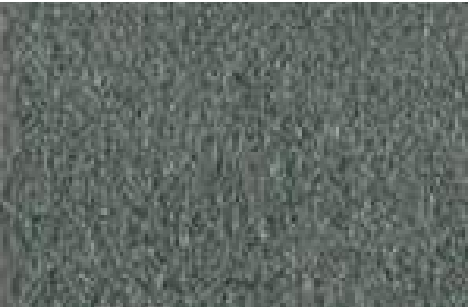
PAINTED CONCRETE FINISH



SEATING AREA ELEVATION



FLUSHMOUNT
CEILING LIGHT



PAINTED CONCRETE
FINISH



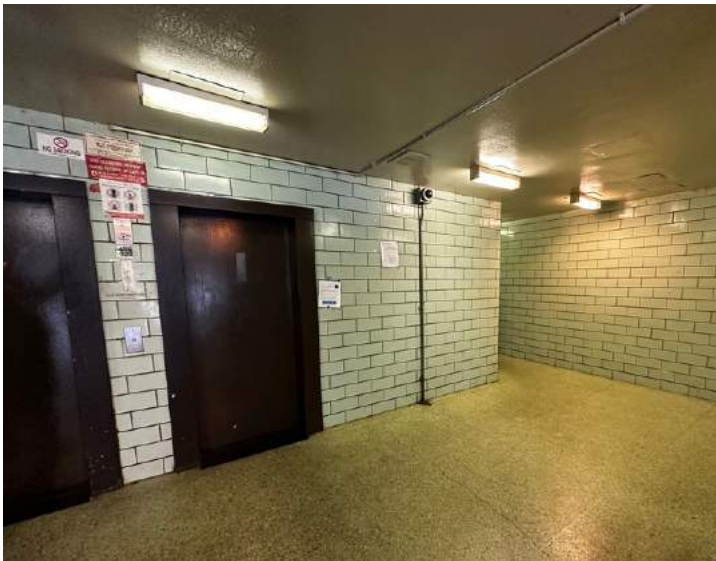
24x48
HONED PORCELAIN
FLOOR TILE



4x4 MATTE/GLOSS
WALL TILE
SURROUND



2x8 MATTE/GLOSS
WALL TILE @
SEATING WALL
ONLY



EXISTING LOBBY

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: LOBBY / MAIL ROOM



LOBBY

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Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

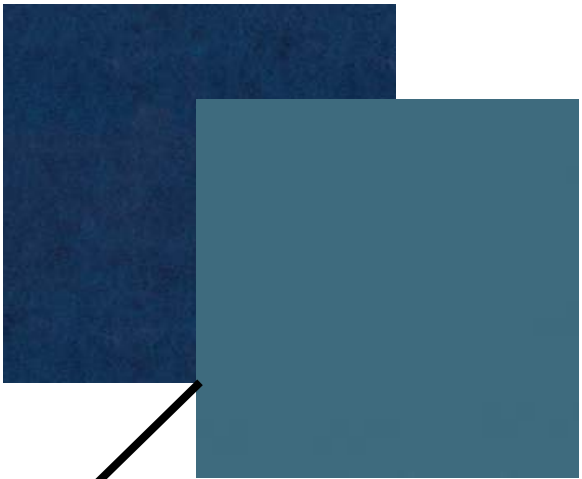
Area: MAIL ROOM



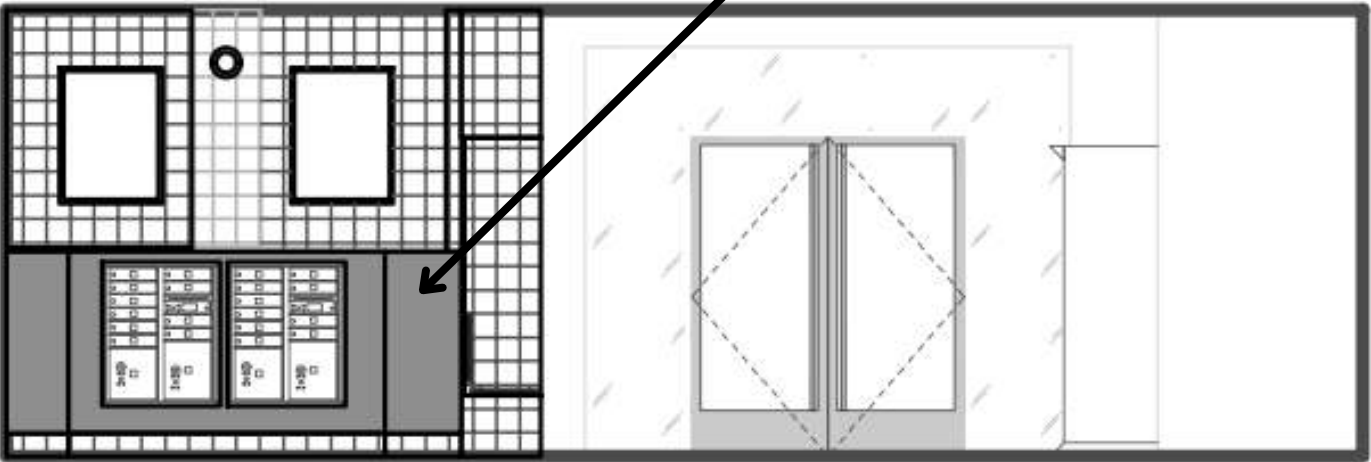
EXISTING MAIL AREA



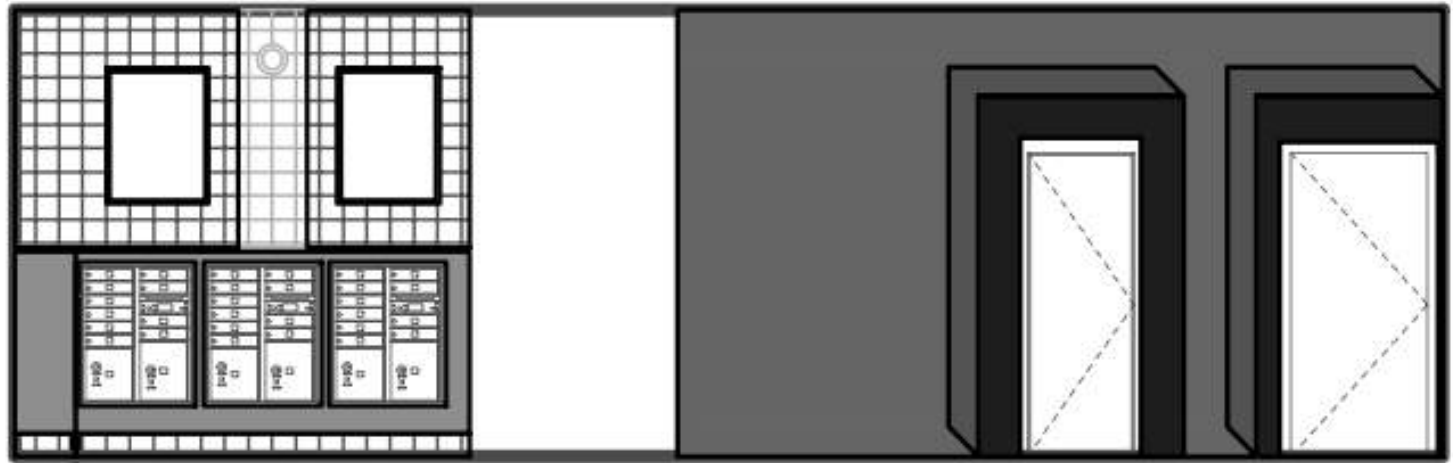
WALL SCONCES



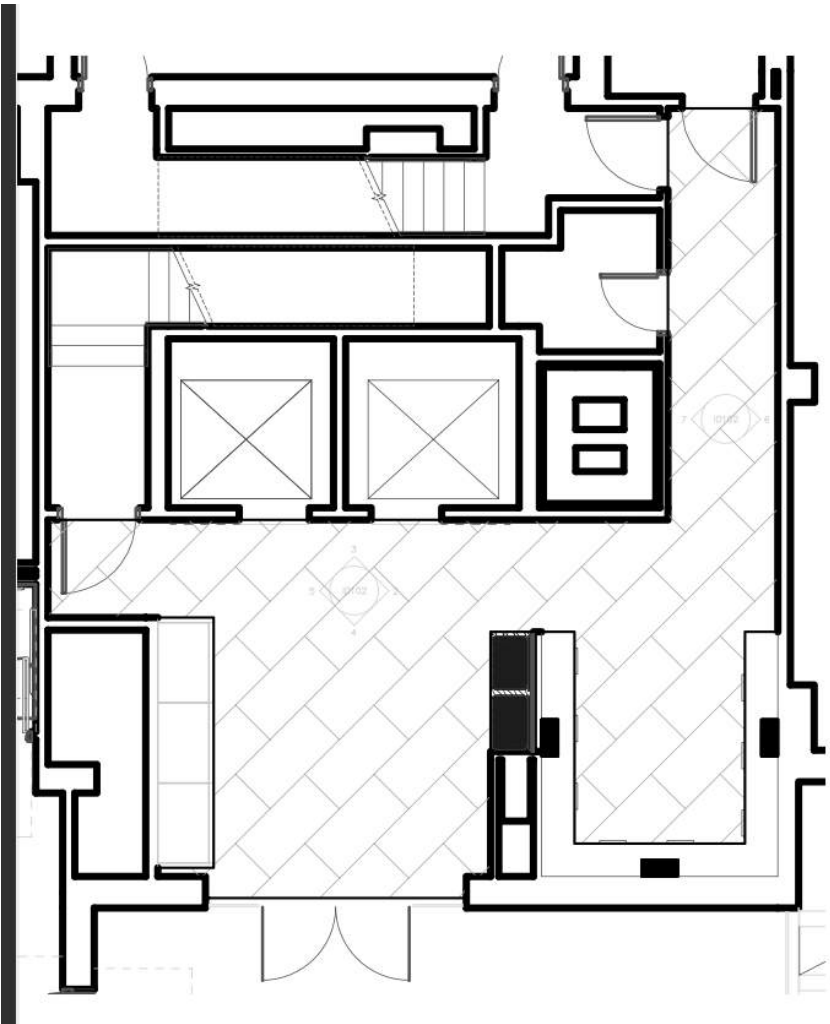
LAMINATE PANEL
MAILBOX SURROUND



MAIL AREA WALL ELEVATION



CORRIDOR ELEVATION



4x4
WALL TILE



24x48
HONED PORCELAIN
FLOOR TILE

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: LOBBY / MAIL ROOM



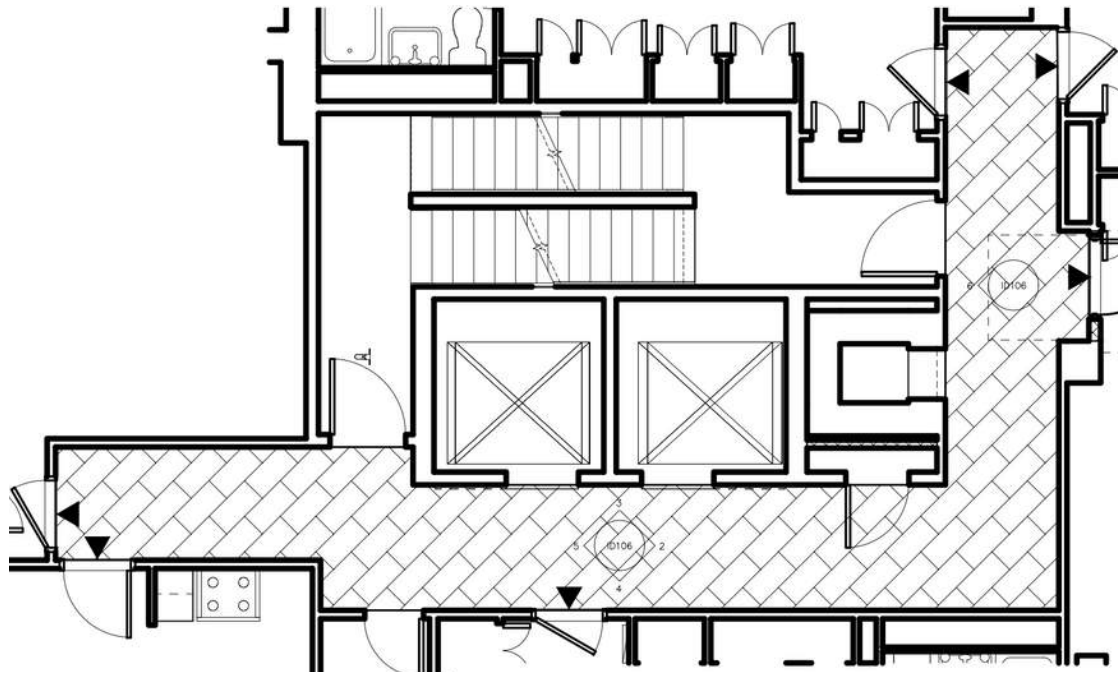
LOBBY / MAIL AREA

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Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

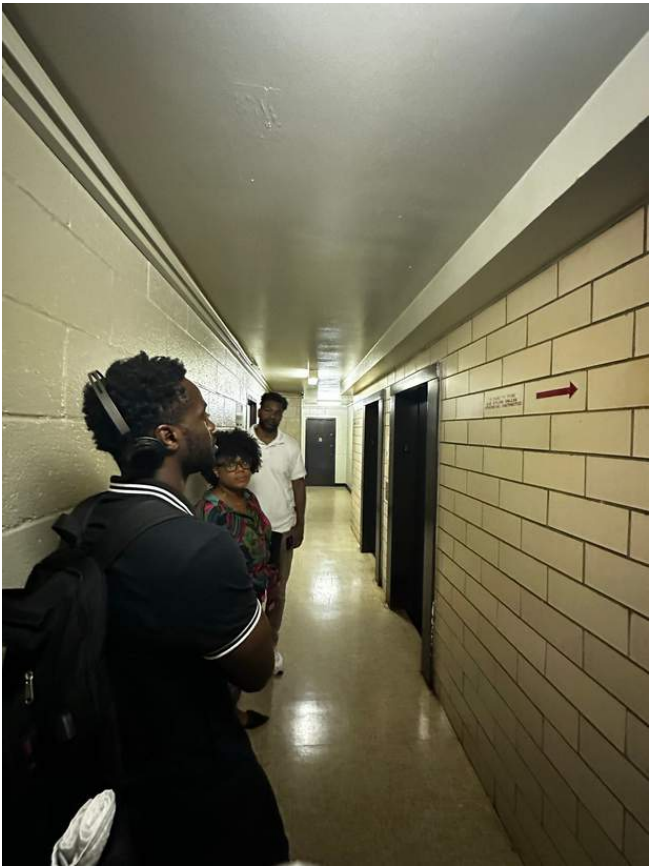
Area: TYP. FLOOR CORRIDOR



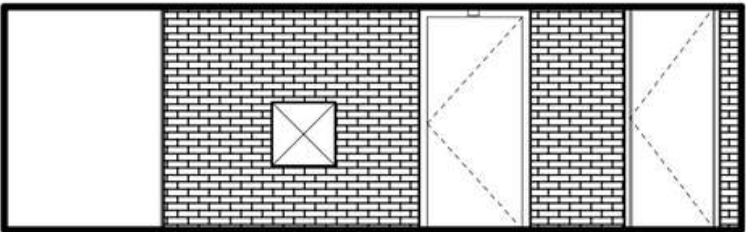
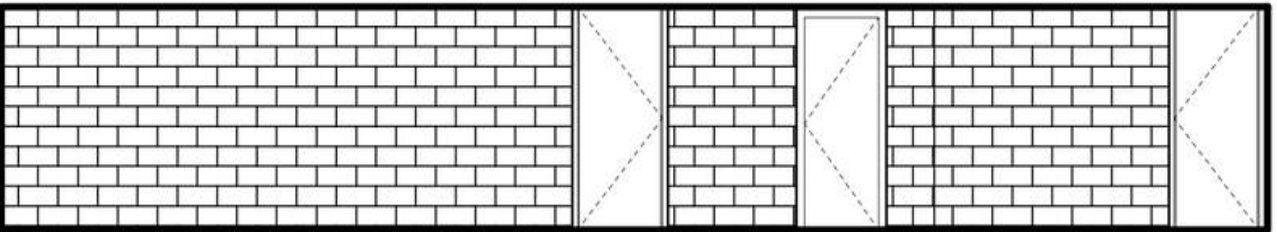
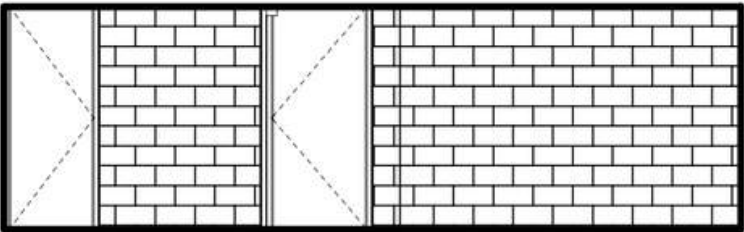
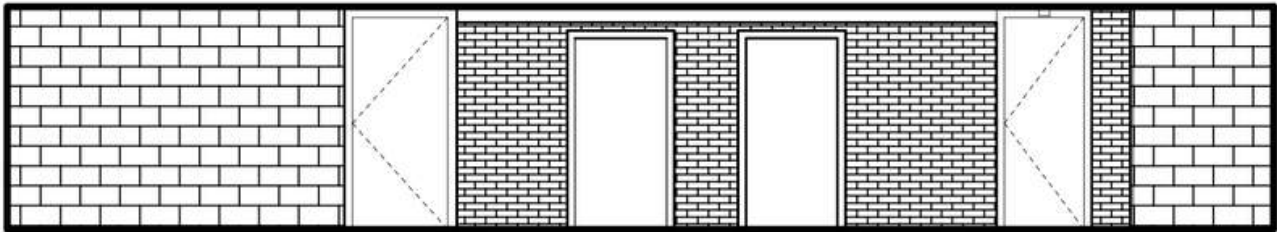
WALL + CEILING
COLOR
CMU BRICK
ONLY



APT. DOORS, TRIM +
ELEVATORS



EXISTING CORRIDOR



CORRIDOR ELEVATIONS



FLUSHMOUNT
LIGHT FIXTURE



VINYL
FLOORING

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: TYP. FLOOR CORRIDOR

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architecture



TYPICAL CORRIDOR

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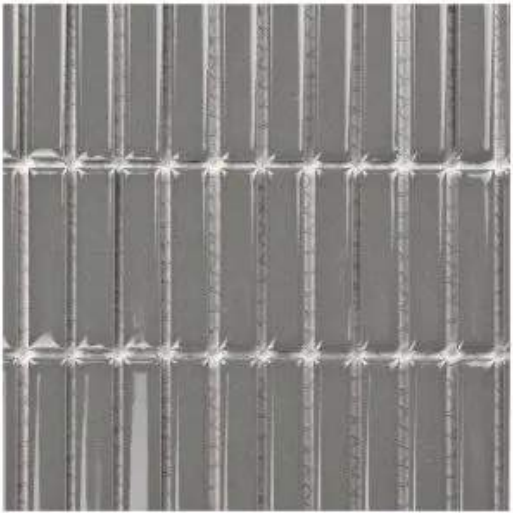
Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

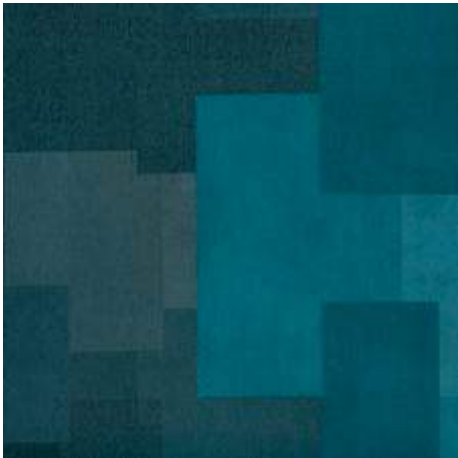
Area: MULTIPURPOSE ROOM + KITCHEN



EXISTING



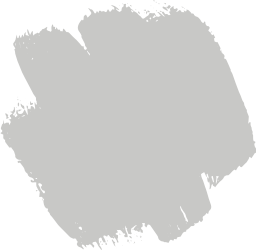
1x3 GLAZED MOSAIC
STACKED COLUMN TILE
(ON A MESH)



24x24
LVT



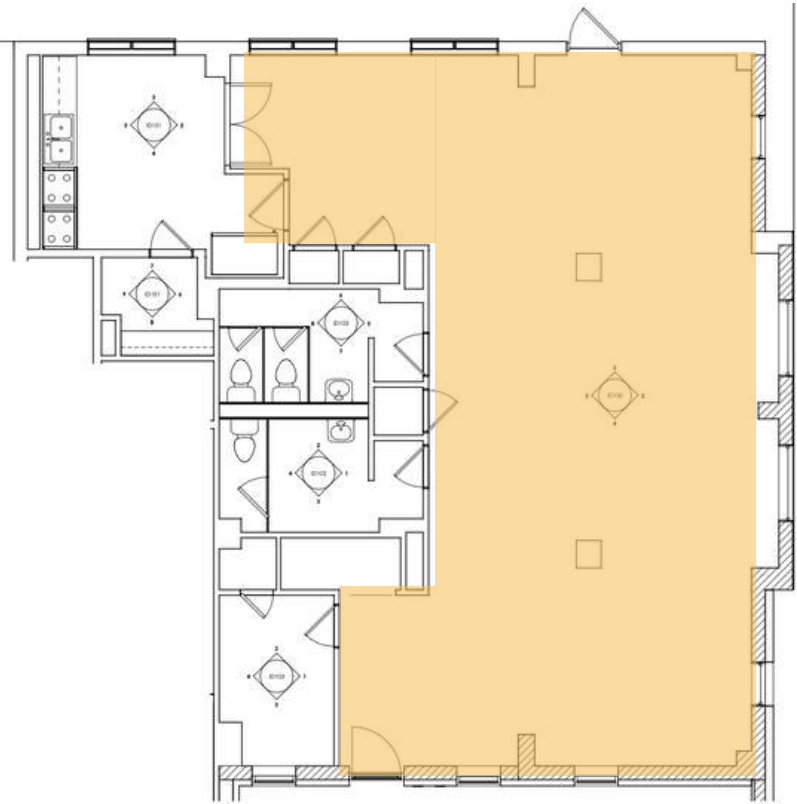
FLUSHMOUNT
CEILING LIGHT



WALL PAINT
COLOR



DOOR + TRIM
COLOR



Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

Area: MULTIPURPOSE ROOM + KITCHEN

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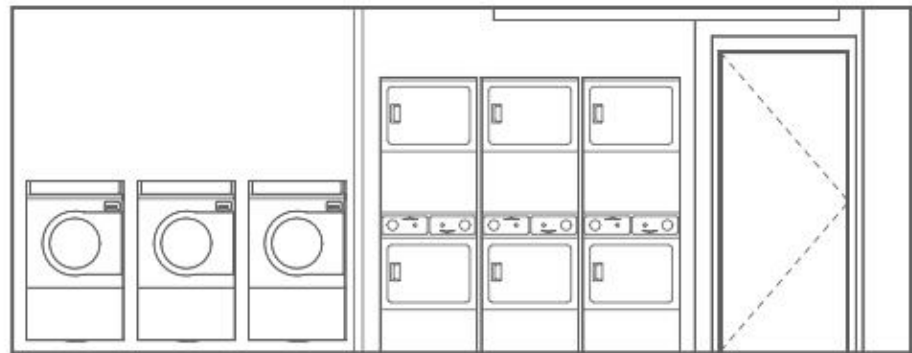
MULTIPURPOSE ROOM

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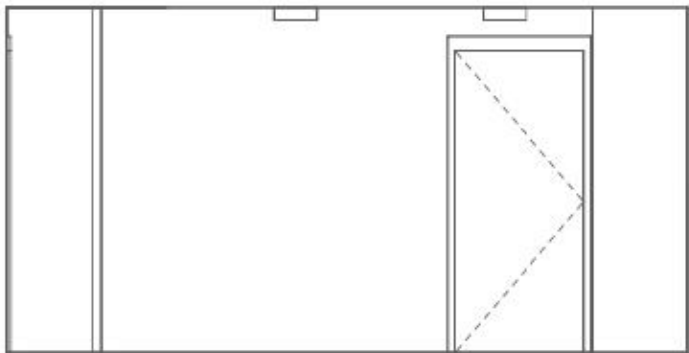
Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

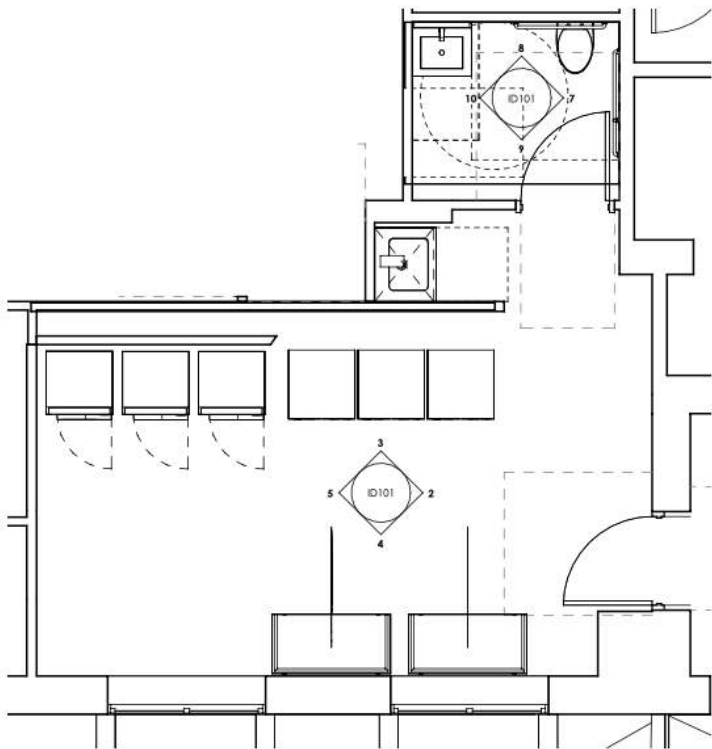
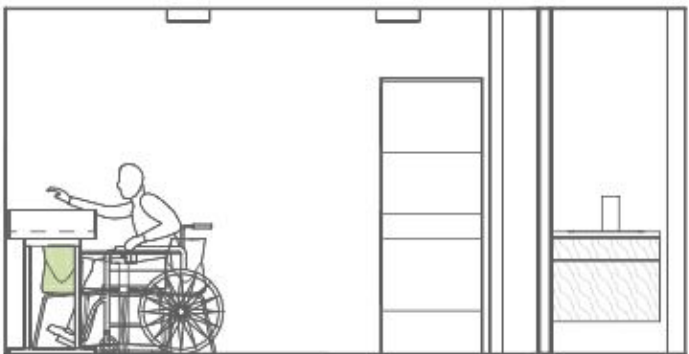
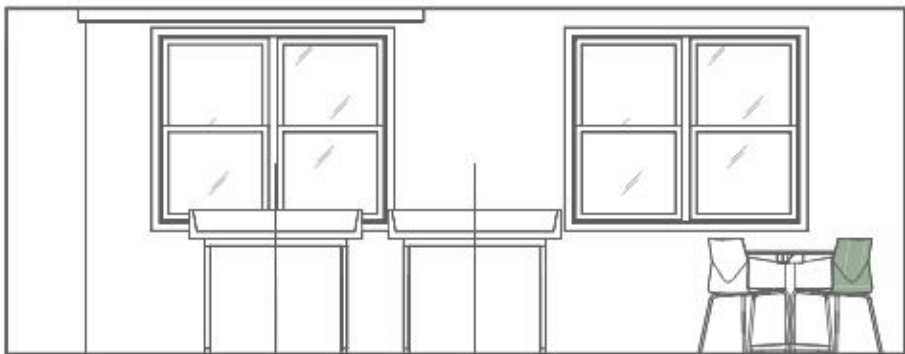
Area: LAUNDRY ROOM



3 laundry rm n
SCALE: 3/8" = 1'-0"



2 laundry rm e
SCALE: 3/8" = 1'-0"



FLUSHMOUNT
CEILING LIGHT



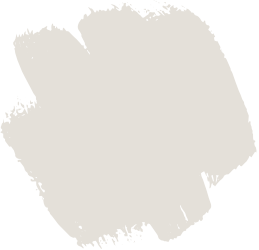
24x24
HONED PORCELAIN
FLOOR TILE
PATTERN



8x8
MATTE/GLOSS
WALL TILE
SURROUND



CEILING & 1'-0"
DOWN WALL



WALL PAINT
COLOR

Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

Area: LAUNDRY ROOM



LAUNDRY ROOM

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