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architecture

INTERIOR DESIGN CONCEPT PRESENTATION

NYCHA | OHSG

SARATOGA VILLIAGE

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



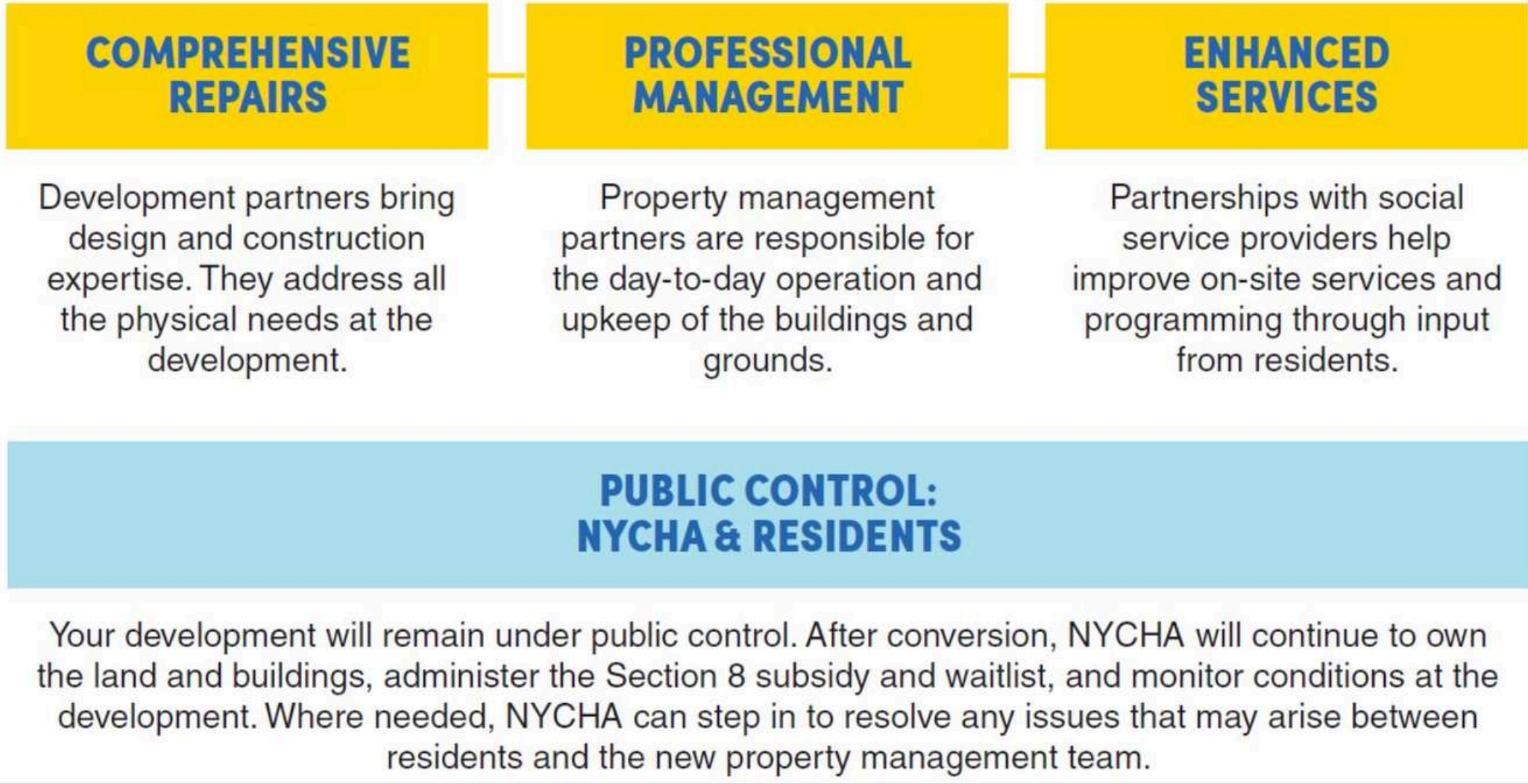
Repaired roof and solar panel system at Ocean Bay (Bayside)



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.

Look at Your New Kitchens & Bathrooms!

Model apartments expected
June/July 2024



Basic Bathroom Render



Basic Kitchen Render

Waste & Maintenance Feedback Summary

Waste + Pest Management

- **Residents raised concerns on the impact of the recycling room, their usefulness and cleanliness.**
 - Some residents want recycling to remain outside; concerns of bringing rats inside
 - Proposal of an improved recycling area at the existing exterior recycling bin location (around the corner towards the community center); Is there a way to make the existing bins more inviting?
 - Reports that recycling is hard within the existing infrastructure; many do not recycle
 - Residents emphasized that waste and recycling disposal should be accessible to all mobility types
- **Improper disposal; trash left in the corridors; trash does not fit in the chute and is left underneath the hopper door.**
 - Residents want to see larger chute doors
 - Residents want cameras and a fine system instated for improper disposal
 - Urination/feces in the hallways and corridors is a common issue
- **Pest Management:**
 - Major rat issue - attracted to the garbage left outside & recycling area
 - Residents resort to calling pest control on their own accord
 - Bed bugs are an issue at times

Active Security + Site Safety

- **Site Security:**
 - Trespassing is an ongoing issue, with non-residents using the amenities and courtyards spaces for personal use.
 - Pedestrians use the splash pad as a shower and can be found sleeping in the courtyards
- **Site Lighting:**
 - Additional lighting and security cameras are needed on the corner of Hancock St and Saratoga Ave, going towards the community center; more lighting is also needed at the splash pad area.

SARATOGA VILLAGE • DESIGN WORKSHOP

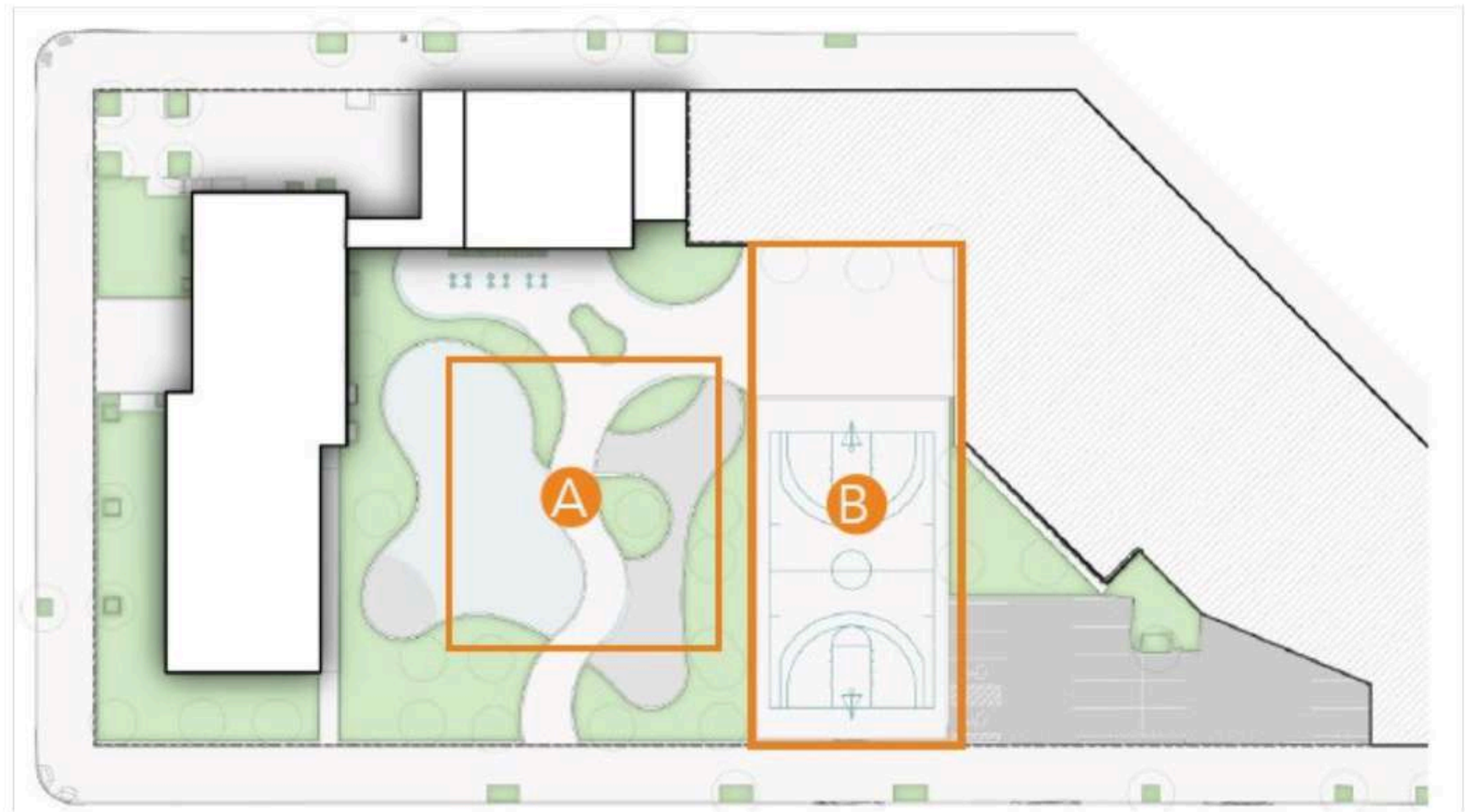
Landscape Feedback Summary

A Playground

- Desire for enough activities for little kids (daycare aged) as well as larger children
- High interest in climbing focused play, with safe on the equipment
- Interest as well in the slide

B Fitness

- High interest in adult fitness equipment as well as a seating element for watching basketball games
- Some interest in a half court to lessen waiting times for players
- Interest in a walking loop
- A few concerns about people sleeping on the stepped seating



Landscape Feedback Summary

Other / General Feedback

COMMUNITY GARDEN

- **Desire for raised planter beds in the community garden to enable better accessibility.**
- **Need for vegetable gardens to be rat proof - previous usage of community gardens was stopped because of a rodent problem.**

BARBEQUE AREA

- **Overwhelming interest in a managed and secured grilling area.**
- **Specific interest in incorporating grilling with family day – a very important part of the community.**

DESIGN

- **High interest in game tables to support dominos playing.**
- **Desire for more seating with shade for adults.**

SECURITY

- **Interest in a bike locking system, especially for people coming to play basketball or use the playground.**
- **Overall desire for anti-trespassing measures, including limiting indoor access to only residents.**

Saratoga Village - Industrial Chic
Building: 33-35 Saratoga Ave
DESIGN INSPIRATION + DIRECTION

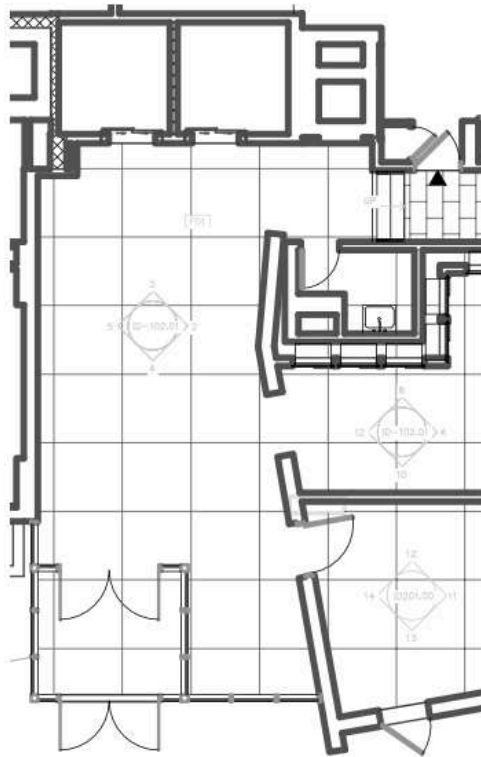
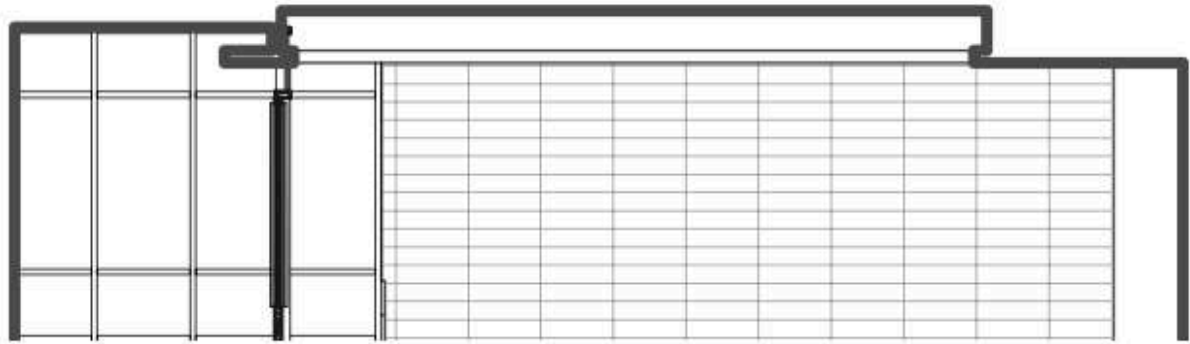
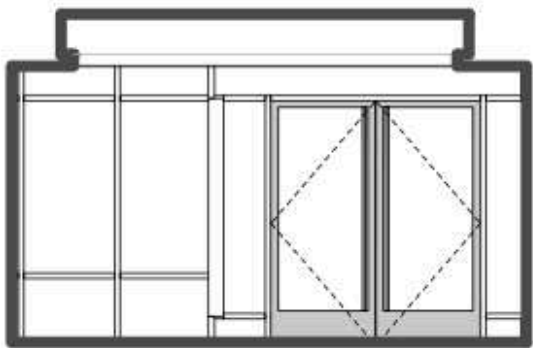
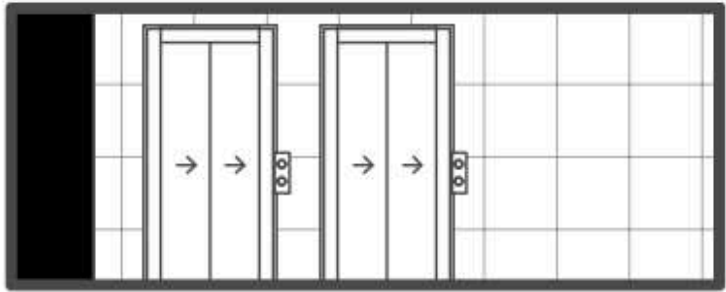
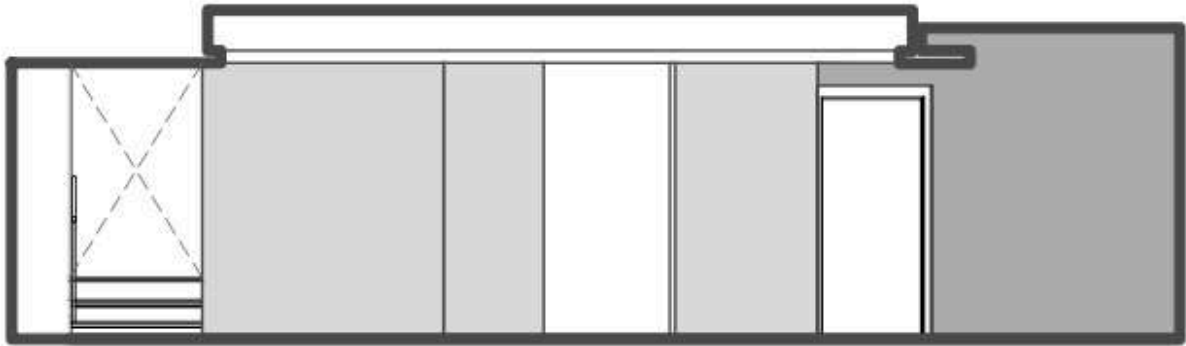
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Saratoga Village - Industrial Chic
Building: 33-35 Saratoga Ave
Area: LOBBY



EXISTING LOBBY



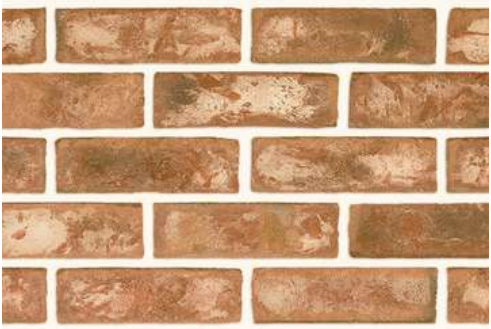
FLUSHMOUNT
CEILING LIGHT



8x40
FLOOR TILE
HERRINGBONE
PATTERN



24x48
WALL TILE



ELEVATOR
WALL BRICK

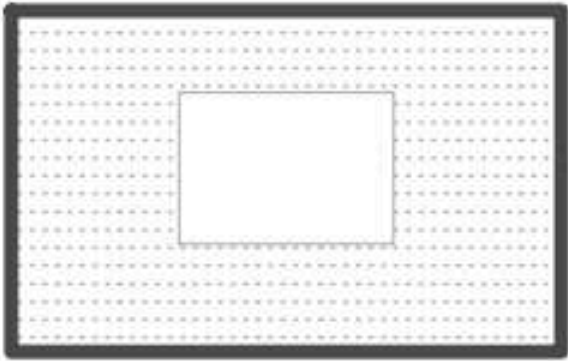
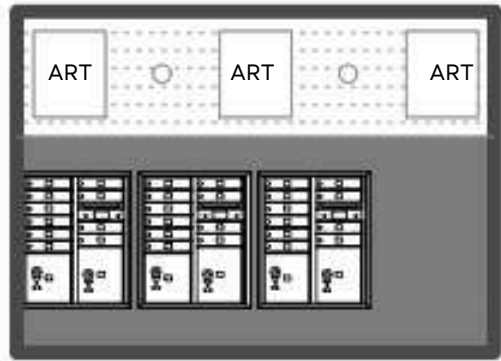
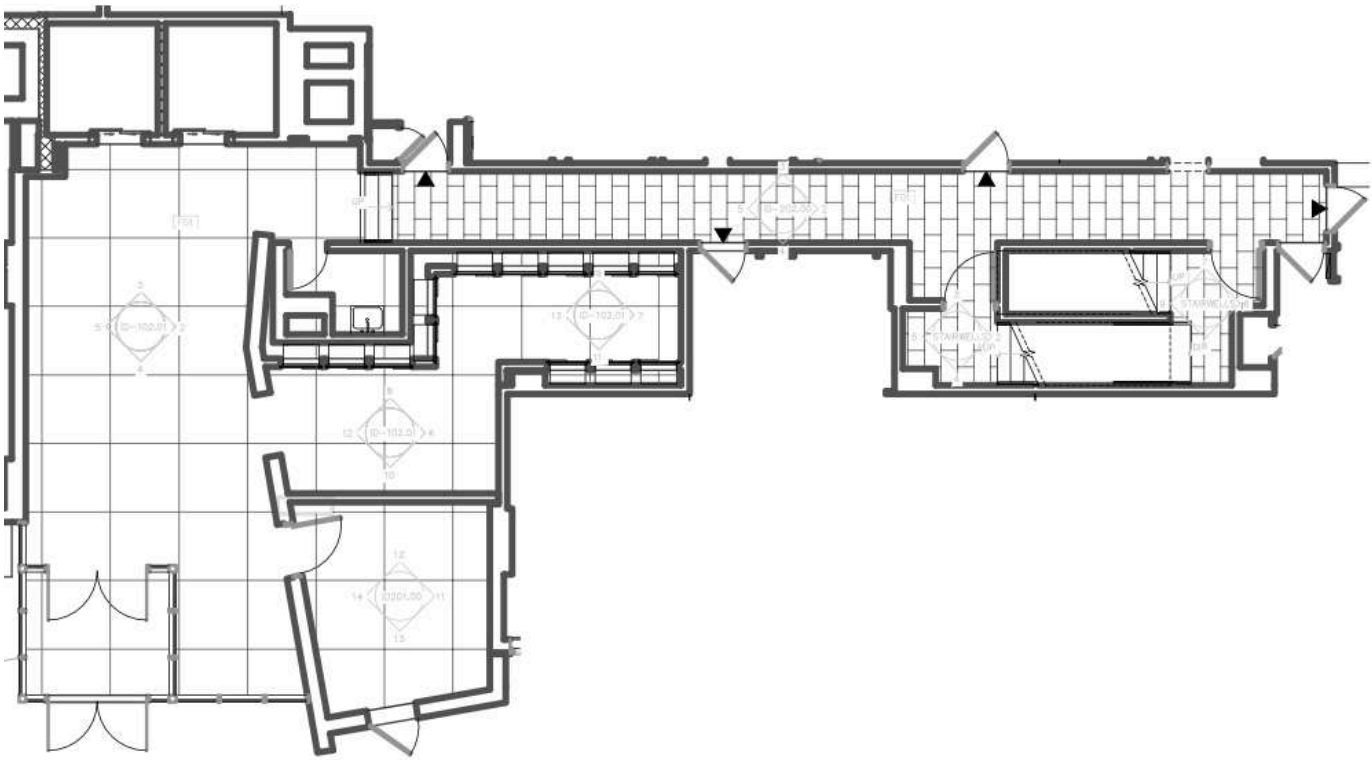
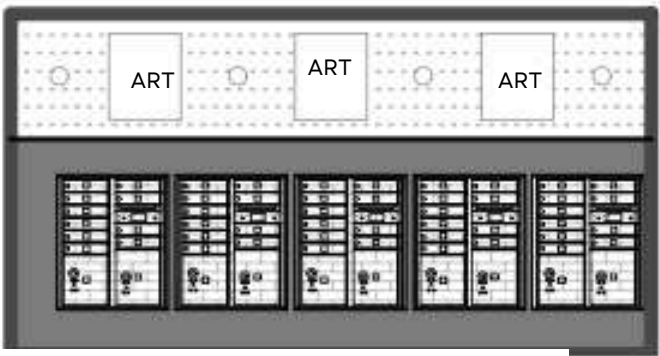
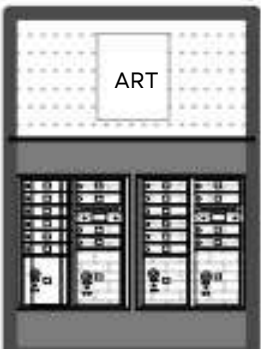
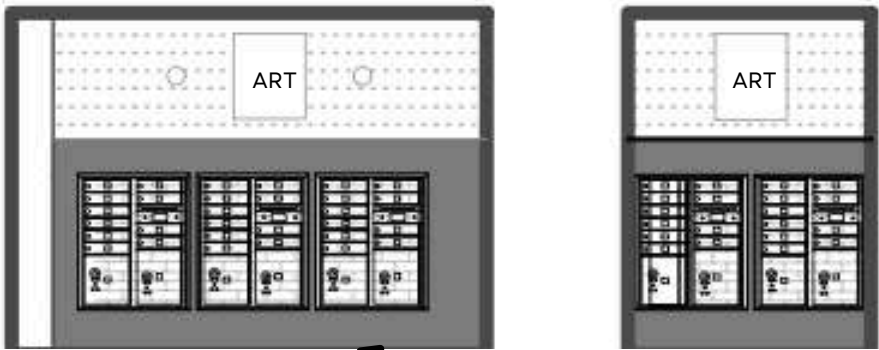


48"
WALL
PANEL

Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

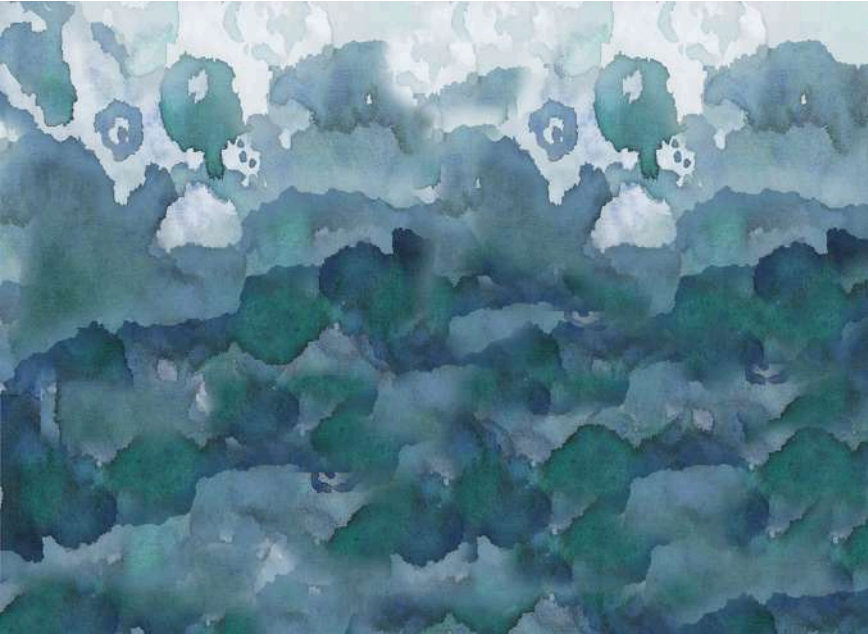
Area: MAIL ROOM



MAIL BOX
PANEL



EXISTING MAIL AREA



WALLPAPER
VINYL MURAL



CEILING PANEL
MAIL AREA ONLY



MAILBOX



WALL SCONCE



LAMINATE
MAILBOX PANEL



8x40
FLOOR TILE
HERRINGBONE
PATTERN

Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: LOBBY / MAIL ROOM



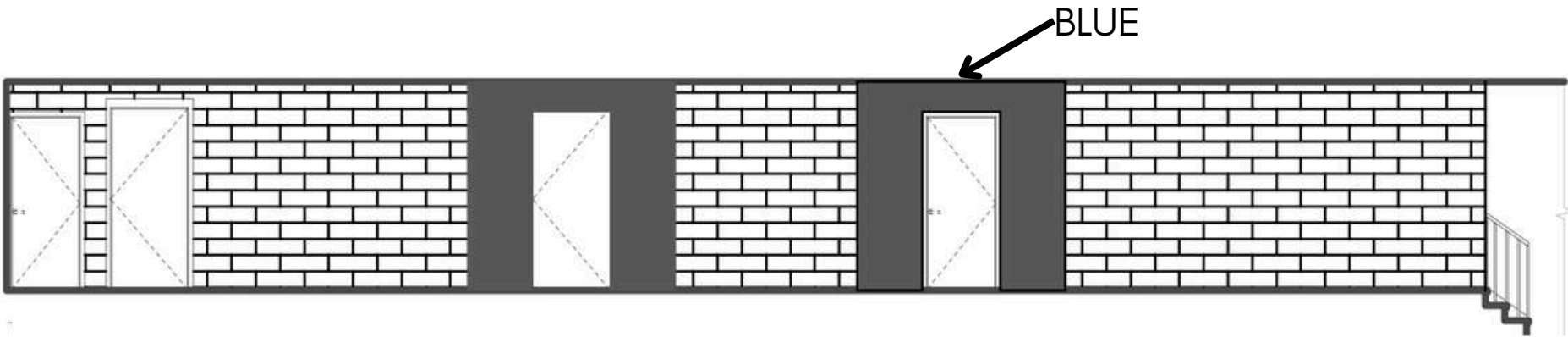
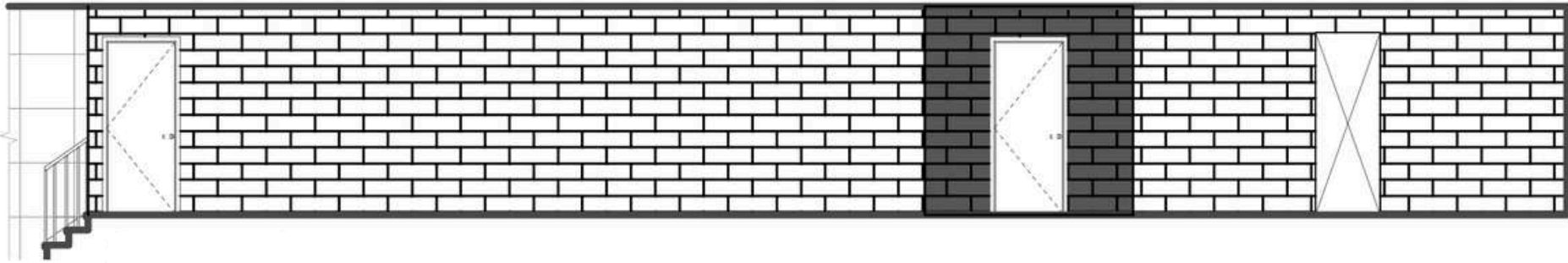
LOBBY / MAIL AREA

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Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: TYP. FLOOR CORRIDOR



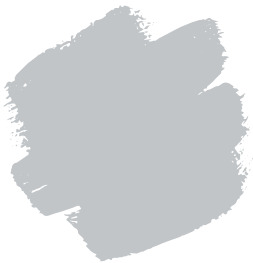
CEILING
FLUSHMOUNT



BLACK PORCELAIN WALL
TILE AROUND ELEVATOR



LVT FLOORING



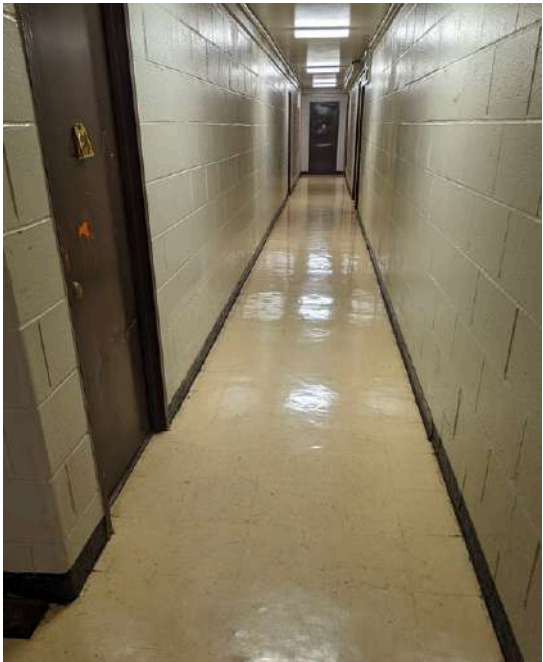
CMU WALL PAINT
COLOR



BLUE PAINT
AROUND
TENANT DOOR



DOOR PAINT INSPIRATION

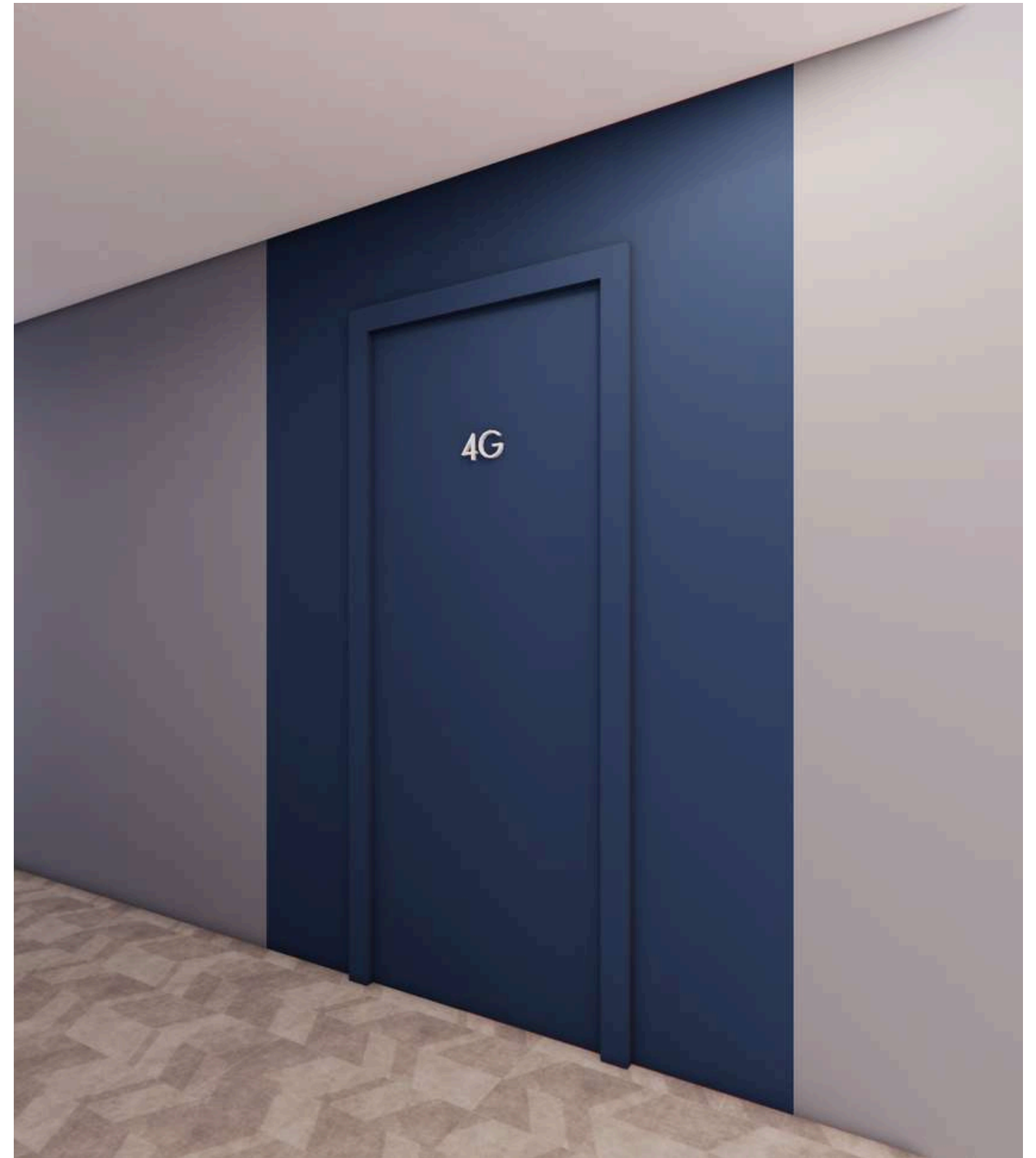


EXISTING CORRIDOR

Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: TYP. FLOOR CORRIDOR



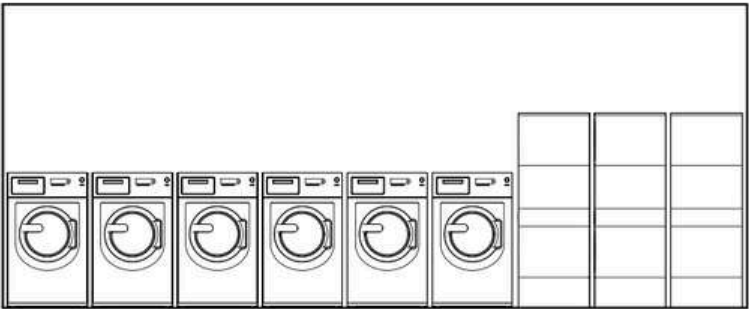
TYPICAL CORRIDOR

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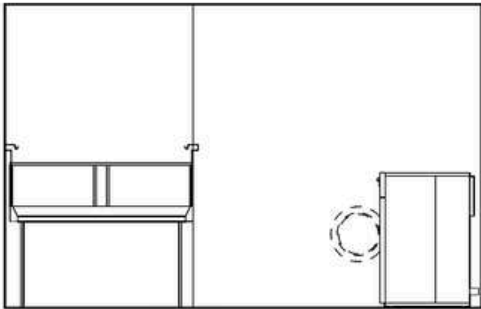
Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

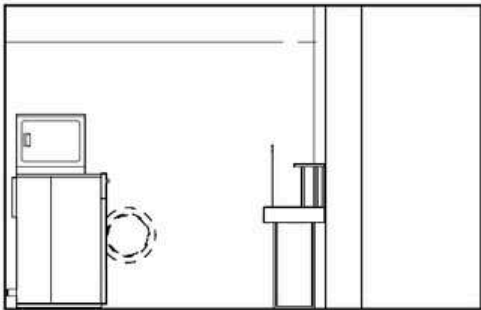
Area: CELLAR LAUNDRY ROOM



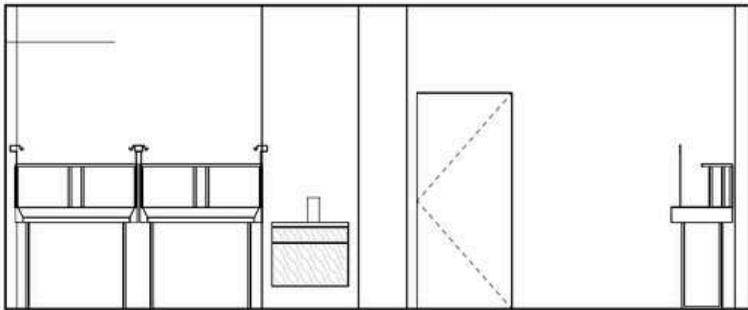
2 laundry rm_east
SCALE: 3/8" = 1'-0"



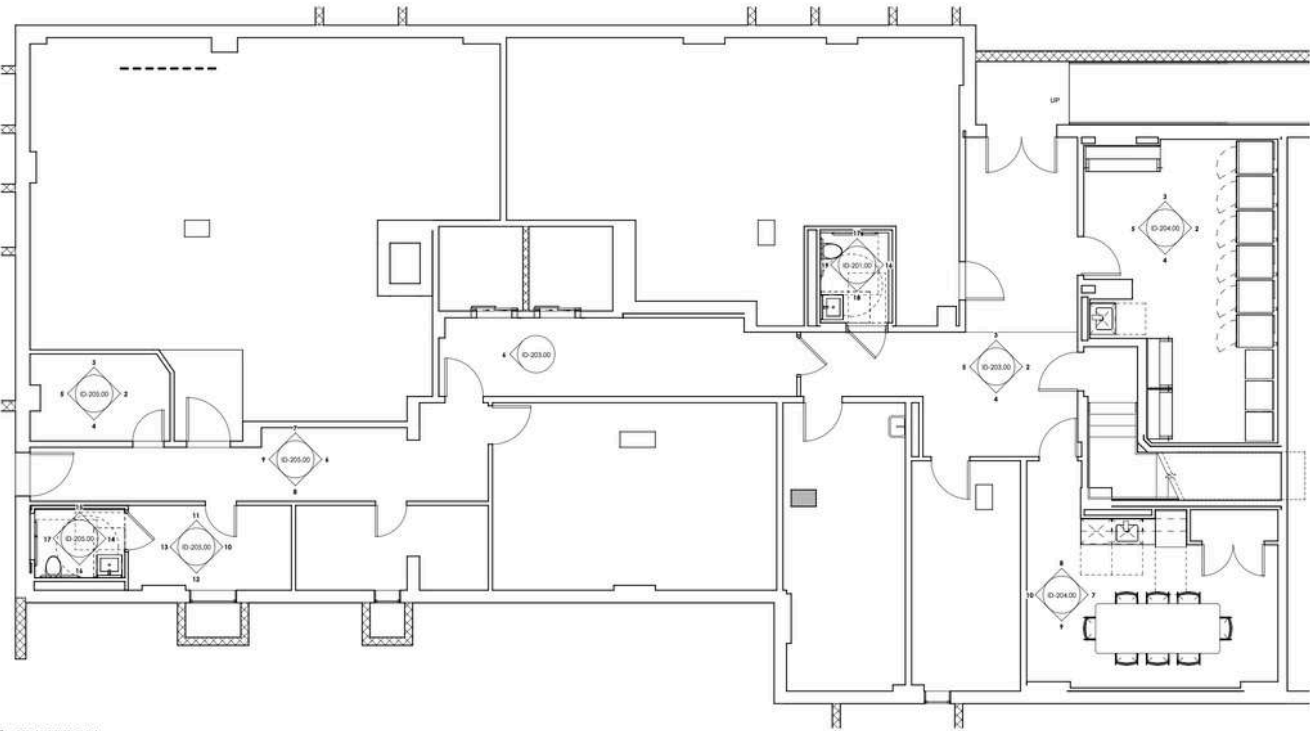
3 laundry rm_north
SCALE: 3/8" = 1'-0"



4 laundry rm_south
SCALE: 3/8" = 1'-0"



5 laundry rm_west
SCALE: 3/8" = 1'-0"



1 CELLAR FINISH PLAN
SCALE: 1/4" = 1'-0"



FLUSHMOUNT
LIGHT FIXTURES



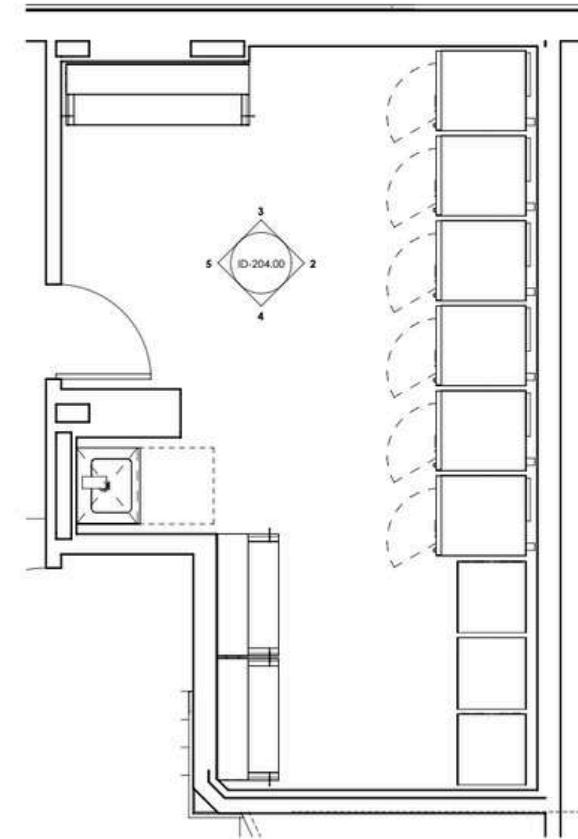
WALL PAINT
COLOR



DOOR PAINT
COLOR



12x48
VERTICAL STACKED WALL TILE
(APPLIANCE WALL ONLY)



8x8
FLOOR TILE

Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: CELLAR LAUNDRY ROOM

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LAUNDRY ROOM

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Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: CELLAR BATHROOM

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CELLAR BATHROOM

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Saratoga Village - Industrial Chic

Building: 33-35 Saratoga Ave

Area: CELLAR TENANT ASSOCIATION ROOM



EXISTING



UPPER WALL
PAINT COLOR



LOWER WALL
PAINT COLOR



GRAY FLAT
CABINET
DOOR PROFILE



BACKSPLASH
WALL TILE



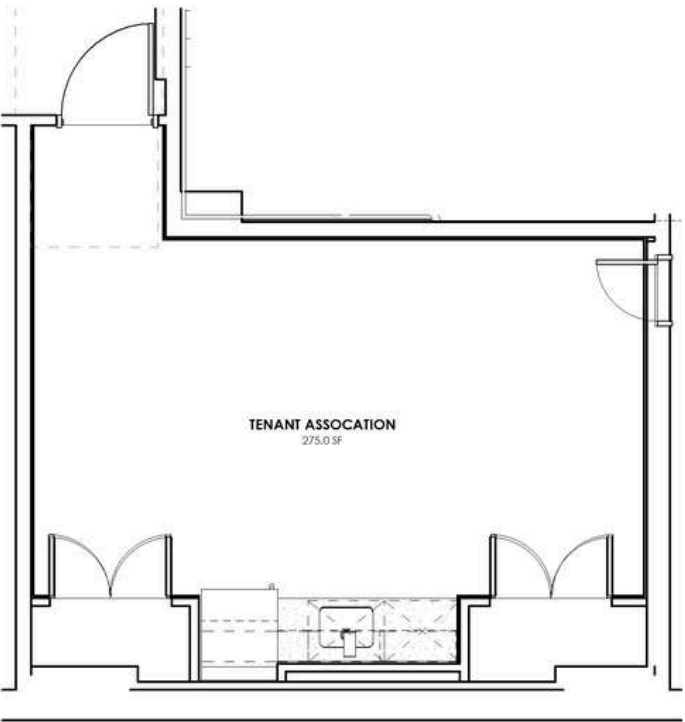
FAUCET



INSPIRATION - WALL PAINT



FLUSHMOUNT
CEILING LIGHT





TA ROOM

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