

WELCOME!

Residents of Stuyvesant Gardens I

PACT PARTNERS MEETING

Gearing Up For Construction

Thursday, December 4, 2025
Stuyvesant Gardens I Community Center
@ 214 Stuyvesant Ave



Today's Agenda

PACT Overview

- Your PACT Partners
- Introducing Your Resident Coordinators

Where We Are Now

- Closing Recap
- Measuring & Assessments for Construction

Gearing Up for Construction

- Keeping Residents Up To Date
- Where Will I Stay During Construction?
- Tenant Preparation
- Construction Schedule
- Temporary Relocation

Q&A



PACT OVERVIEW

Your PACT Partners

Development Team

Property Management

General Contractor

Resident Engagement

Non-Profit Partner



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Introducing Your Resident Coordinators - Preservation Logistics



Lucille Gottshalk
Site Lead



Cameron Golphin
Field Lead



Steven Perry
Field Lead



Sebastian Mantis
Field Lead



Cierra McQuiller
Resident Coordinator



Yomi Hinton
Resident Coordinator



WHERE WE ARE NOW

CLOSING RECAP

We Closed on Thursday, September 25, 2025!

What Does This Mean for Residents?

Secured Financing

- At closing, the project officially secures the funding needed for construction.

Start of Construction

- Closing allows contractors and development partners to mobilize on-site to complete the renovations that have been discussed in engagement meetings (kitchens, bathrooms, elevators, heating/cooling systems, roofs, site work, etc.)

Resident Protections Locked In

- The legal agreements at closing cement tenant rights:
 - Under PACT, your rent calculation will NOT change. Residents continue to pay 30% of their adjusted gross household income towards rent.
 - You WILL NOT have to pay any additional fees, charges, or utility expenses that are greater than what you currently pay.
 - Tenant rights will remain in place. See more information about your rights and protections on the following page

We Closed on Thursday, September 25, 2025!

Section 3 and Local Hiring Opportunities

- PACT partners will now implement commitments to Section 3 hiring and contracting, including partnering with Building Skills NY.

Property Management & Social Services

- The new property management, Wavecrest formally take on responsibility at closing.
- The additional social service provider, Bedford Stuyvesant Restoration Corporation, will have on-site resident service providers who will implement care coordination and community programming.

Stability & Oversight

- The risk of the property falling back into disrepair is reduced through site-specific, detail-oriented management, planned comprehensive renovations, and oversight by NYCHA to ensure PACT Partners remain accountable. Yearly housing quality standard (HQS) inspections as well as any other applicable minimum standard inspections will be conducted by NYCHA. Additional safeguards include live-in supers and faster response times to maintenance issues.
- Federal HUD Section 8 oversight, plus NYCHA monitoring.

MEASURING & ASSESSMENTS

Measurements & Assessments for Construction

- Every apartment is **different**.
- Access to each apartment will help us order the appropriate materials for your individual apartment.
- Notices and calls have already been made to schedule access.

If we have not scheduled access to your apartment yet for measurements, please connect with PresLog after this meeting!

RESIDENT INTERVIEWS

Resident Interviews

- At this time, most of you have already met with a Resident Coordinator to communicate your household composition, needs, and best forms of contact.
- We have also collected any requests for medical or reasonable accommodations so we can start to prepare for temporary relocation, if necessary.
- Within 60 days of your renovation, we will be re-visiting residents to make sure that the information previously provided, is still accurate and applicable to your household.

We appreciate you working with us to best accommodate you throughout this renovation!



GEARING UP FOR CONSTRUCTION

KEEPING RESIDENTS UP TO DATE

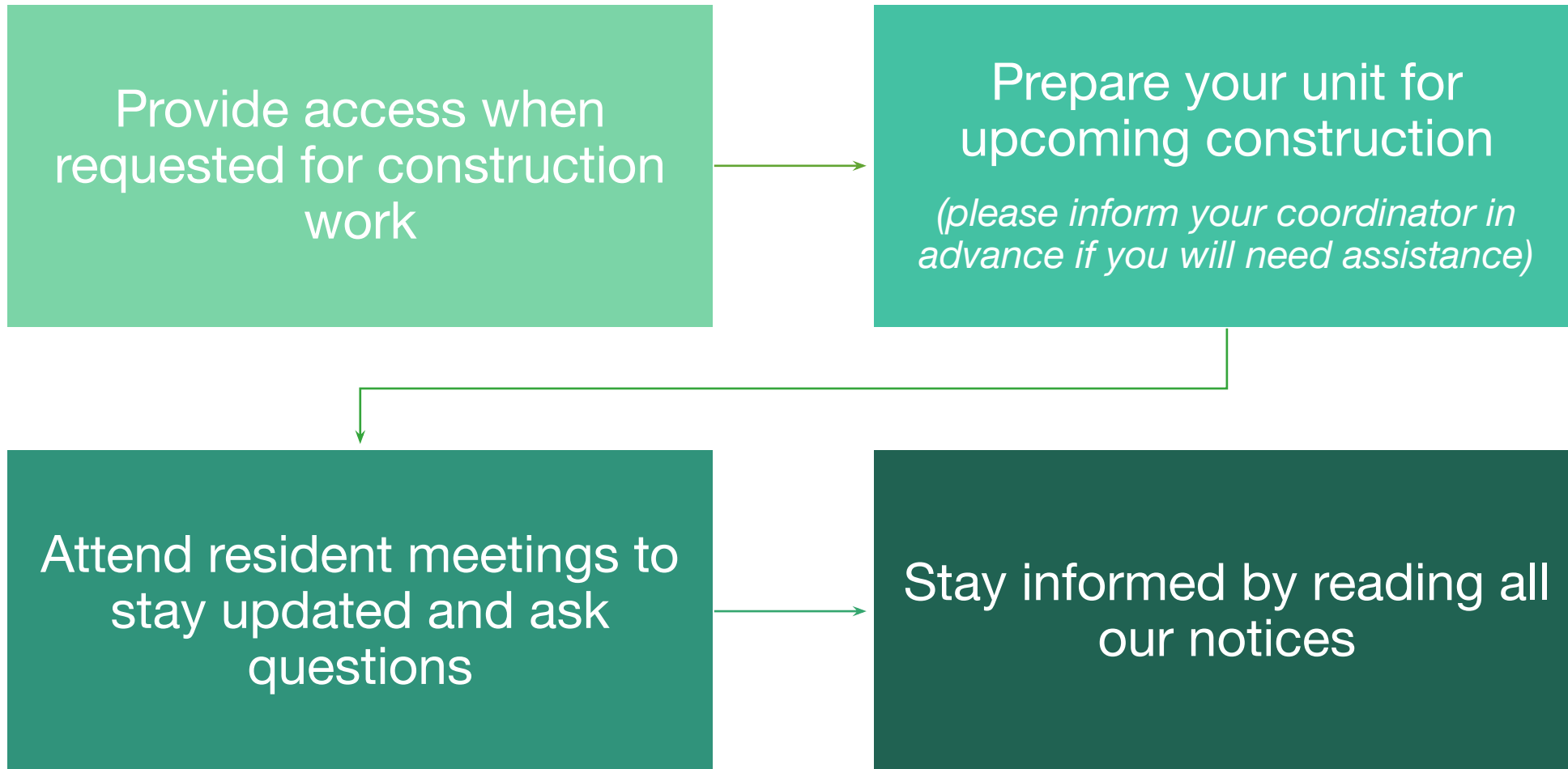
Your Role in the Process

Provide access when requested for construction work

Prepare your unit for upcoming construction
(please inform your coordinator in advance if you will need assistance)

Attend resident meetings to stay updated and ask questions

Stay informed by reading all our notices



Noticing



- During the construction and relocation phase, residents will be notified in advance of each phase of work. This includes:
 - Invasive and/or non-invasive
 - Interior and/or exterior
 - Building wide and/or unit-specific work
- When possible, residents will receive notice at least 30 days in advance, with a minimum of 7 days' notice prior to any scheduled activity
- Emergency notifications will be posted as promptly as possible, ensuring a minimum notice of 24 hours

Notification Methods

- **Door Postings:** Notices/flyers/letters are taped on your door or placed in a protective sleeve hung on the doorknob.
- **Hand Delivery:** Notices/flyers/letters are given directly to resident.
- **Common Areas:** Non-unit specific general notices/flyers/letters are to be posted in all public areas.
- **Unit Visits:** Coordinators will visit residents in their home to explain upcoming construction and/or confirm your availability.
- **Phone/Text/Email:** Including contacting any emergency contacts and/or other persons listed on file (please make sure your coordinator has your up-to-date contact information).

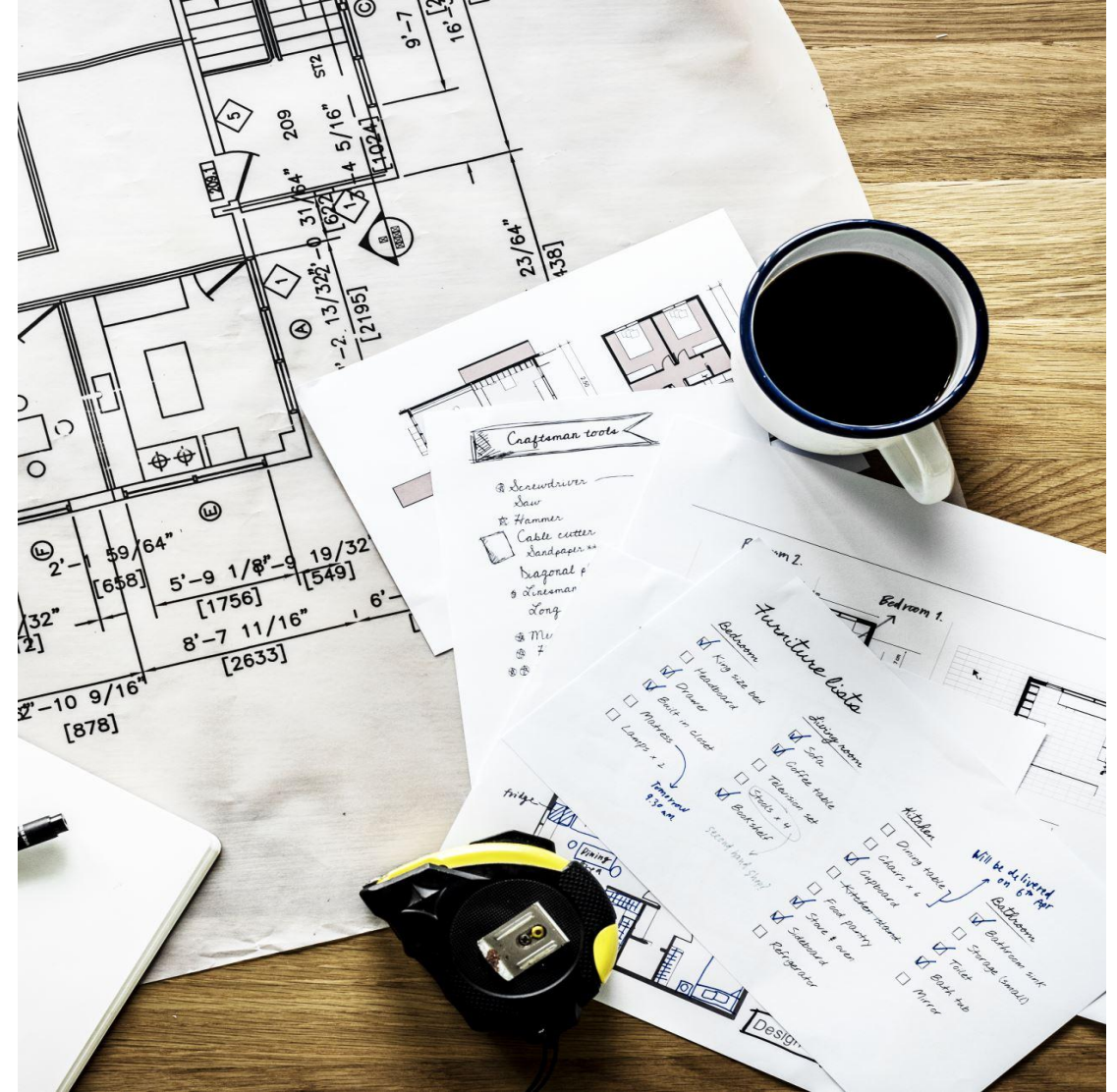


**WHERE WILL I STAY DURING
CONSTRUCTION?**

Renovation Plans

Tenant-In-Place

- Construction happens in your unit between **8:00 am - 5:00 pm.**
- Hospitality suites will be available for your use while construction is ongoing.
- You may return to your unit each day **after 5:00pm.** Depending on the type of work being performed, you may also have the option to remain in your unit during construction.
- Estimated total duration of construction is **less than 30 days.**



Hospitality Suites

- Fully furnished suites available from **8:00 am to 5:00 pm** in your development
- Hospitality suits include:
 - Living room
 - Dining room
 - Fully equipped kitchen
 - WiFi
 - Cable



TENANT PREPARATION

Preparing for Tenant-In-Place Construction



Packing and moving resources will be provided to you.



Your Resident Coordinator will notify you 21-days in advance of your scheduled construction start date.



Start packing all non-essential items or items likely not to be used during the time your unit is under construction.



Feel free to start packing in advance of your 21-day notification.

What You Should Pack – Non-Essential Items



DÉCOR:
STATUES, PICTURES,
PAINTINGS, THROW
PILLOWS, RUGS



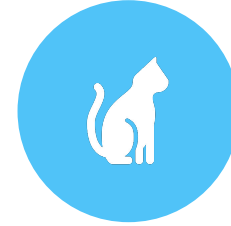
**NON-SEASONAL
CLOTHING AND SHOES**



LINENS AND TOWELS:
ANYTHING MORE THAN
WHAT'S LIKELY TO BE
USED OVER A 30-DAY
PERIOD



**DISHES AND
COOKWARE:**
ANYTHING MORE THAN
WHAT'S LIKELY TO BE
USED OVER A 30-DAY
PERIOD



**CHILDREN AND PET
ITEMS:**
ANYTHING MORE THAN
WHAT'S LIKELY TO BE
USED OVER A 30-DAY
PERIOD

- Non-essential items will be placed in temporary storage
- Depending on its size, some furniture may be required to go into temporary storage
- Moving resources will be provided to you to ensure the safe and secure transport of your items to and from the temporary storage unit

What You Should Not Pack – Essential Items

- Identification, contracts, medical records, or anything critical.
- **Valuables:** Jewelry, small electronics, or other high-value items.
- **Medications:** Daily prescriptions and emergency medication.
- **Toiletries:** Toothbrush, toothpaste, soap, and other hygiene essentials.
- **Clothing:** A few changes of clothes and weather-appropriate items.
- **Special Needs:** Personal items for children, pets, or unique circumstances.
- **Chargers:** For phones, laptops, or other devices.
- Bedding and towels
- A few regularly used plates, cookware and cooking utensils
- Personal accessories and appliances such as purses, hair dryers, and curling irons
- **Living Room furnishings:** Seating, table, TV (not mounted on wall)
- **Dining Room furnishings:** Table and Chairs
- Bedroom(s) furnishings: Bed/sleeping arrangement and boxes/suitcases of clothing and other necessities.

CONSTRUCTION SCHEDULE

Construction Schedule

Day 1

- Replacing all your windows



Day 2

- Smoke Detectors
- Light Fixtures
- Dedicate Circuits
- Entry Door
- Blinds



Days 3 to 5: Bathrooms

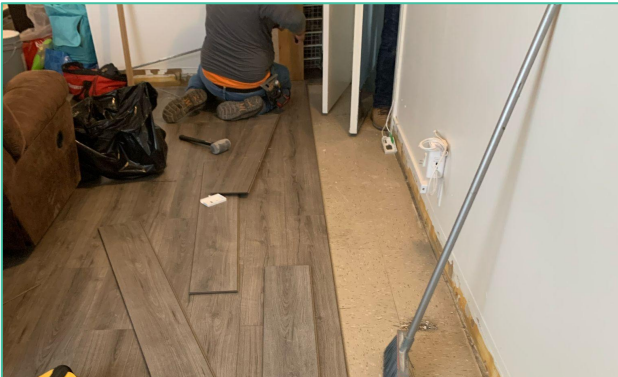
- Walls
- Tub
- Tile Flooring
- Vanity
- Accessories
- Toilet



Construction Schedule Continued

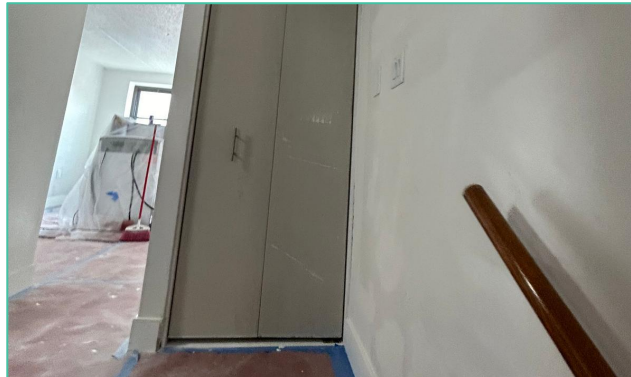
Days 6 to 9

- Kitchens and Flooring
- Unit Flooring
- Countertops
- Cabinets
- Appliances: Stove, Refrigerator, Oven



Day 10 to 12

- Painting



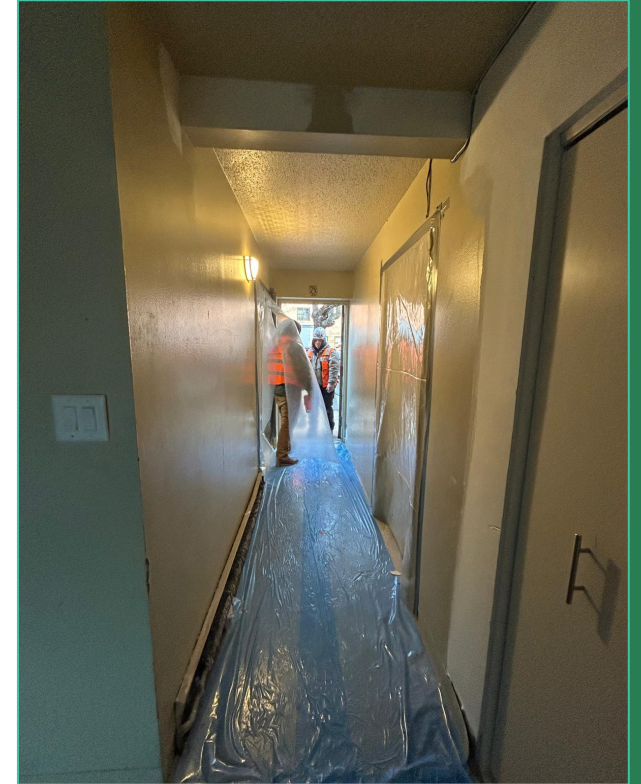
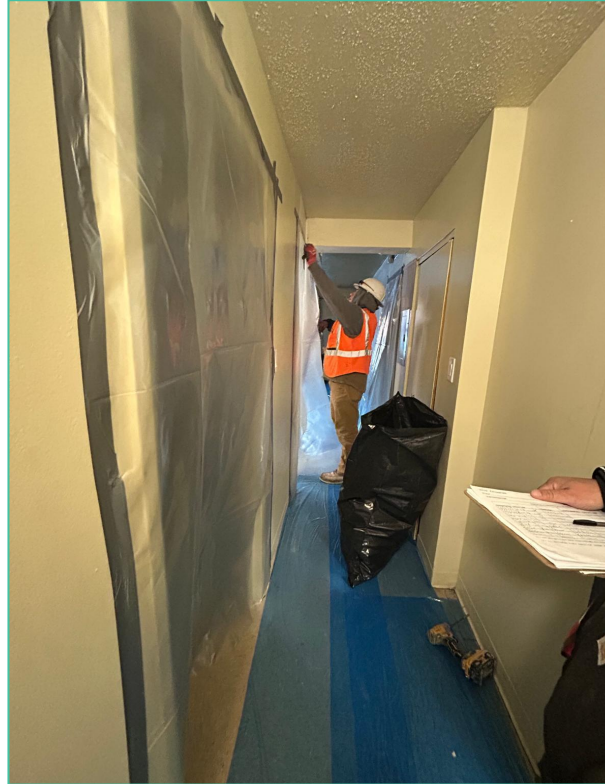
Days 13 to 15

- Punch List



Safety Precautions

- Layering of protective materials
- Pretesting to determine hazards that may be present
- Daily cleaning of in-unit construction areas



Safety measures are taken at every step to ensure that you and your family are safe throughout the duration of construction.

Upgraded Heating and Cooling at Stuy Gardens I

- Each unit will receive a high-efficiency electric Kelvin heat pump system, providing both heating and air-conditioning.
- Heat pumps offer more consistent indoor temperatures, individual climate control, and a more sustainable living environment.
- The upgrade is part of the building's modernization under the PACT program—there is no charge to residents for installation or equipment.



Front View



Side View

AIR TO
AIR HEAT
PUMP



VERSATILE WORKING
CONDITIONS
Designed for four seasons



LOW GWP
REFRIGERANT R32



HIGH ENERGY
EFFICIENCY AND
C.O.P



TEMPORARY RELOCATION

Temporary Relocations

You and your family could potentially be relocated to a completed vacant unit for the duration of construction.

Three Reasons for Temporary Relocations

- 1 Environmental hazards:** If there are hazards such as lead or asbestos detected in your home you will be relocated for up to 5 days while the hazards are removed.
- 2 Accessible Units:** If your unit has been selected to be modified with larger doorways, a roll-in shower, etc. to accommodate persons with disabilities, your coordinator will work closely with ETC to ascertain a return date, communicating all updates regarding the return date to you.
- 3 Reasonable Accommodations:** If you have a health issue that may be impacted by the ongoing construction in your unit you can apply to be relocated while your unit is under construction. Typical unit relocation should be 30 days or under.

Step I: Notification

- You will be notified **30-60 days prior** to construction start date.
- Residents will receive the following documentation:
 - Non-Displacement Notice
 - 30 Day Notice
 - Packing Instructions
 - Resident Move Guide
 - Construction Schedule/Handbook
- Resident Coordinators will visit each unit to confirm and/or modify:
 - Relocation needs/requests
 - Disabilities
 - Resident installed unit upgrades
 - Washing machines
 - Extermination requirements
 - Environmental concerns
 - Social service needs
 - Rescheduling issues

Step II: Deployment of Resources

Building on information gathered during resident interviews or surveys, Resident Coordinators will refer residents to various services to address access issues or resolve unsafe living conditions.

This includes but is not limited to:

- Extermination
- Hoarding Specialist
- Social Workers
- Public Benefits
- Packing

Step III: Temporary Relocation

- 30 days prior to the scheduled construction start date your Resident Coordinator will reach out to you to inform you of your assigned unit/destination and schedule the move which will be 1 week prior to or no later than 48 hours (about 2 days) prior to your construction start date.
 - At this point, medical documentation for tenant requested location should be submitted to your Resident Coordinator.
- Resident Coordinators will facilitate all moving logistics including:
 - **Movers:** Professional movers and packers will be provided
 - **Storage:** A specific storage space will be identified and communicated to residents
 - Mailbox access & keys

Step IV: During Temporary Relocation

- Resident Coordinators will conduct weekly follow-ups with relocated tenants to ensure the relocation is progressing smoothly.
- Simultaneously, they will coordinate with the General Contractor (GC) to ensure the renovation work is proceeding at the appropriate pace.
- This dual follow-up process aims to ensure residents can return to their units within their scheduled time frame.

Step V: Return

- Resident Coordinators will facilitate all return logistics including but not limited to:
 - Working closely with the GC to ascertain a return date
 - Communicating all updates regarding the return date to the resident
 - Activating packers and movers
 - Retrieving resident items from storage

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:

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

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

Contact CCC with questions about:

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

PACT PARTNERS:



Email: info@ohsgcommunity.com

Contact us if you have questions about the following topics:

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



Q & A