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.

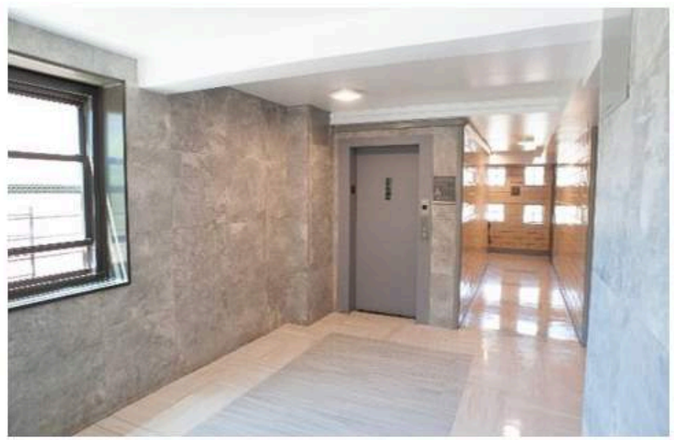
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

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.

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.

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.

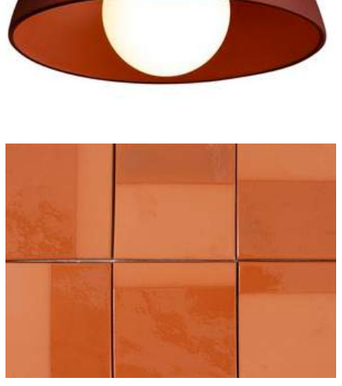
*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

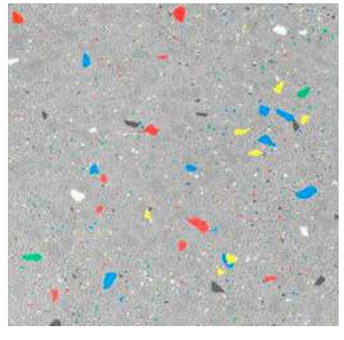
DESIGN CONCEPT

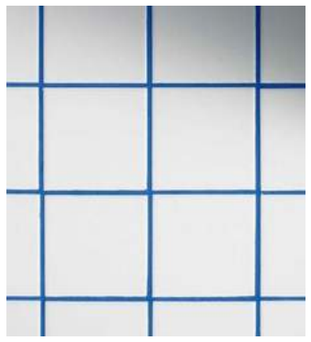
think wilder architecture

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.





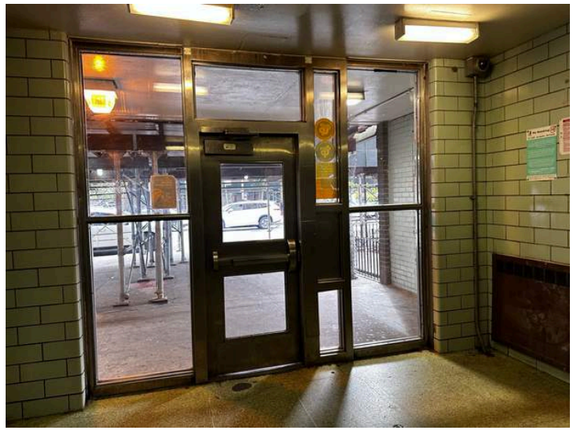


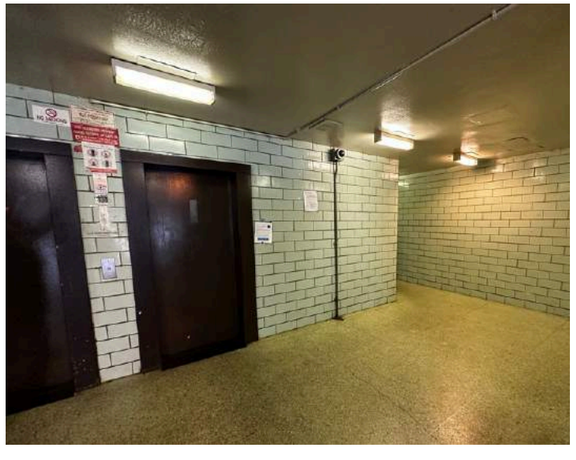
Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

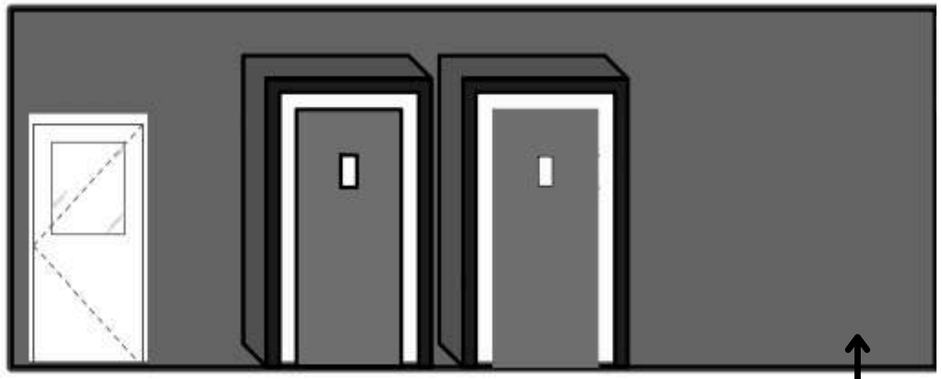
Area: LOBBY

think wilder architecture



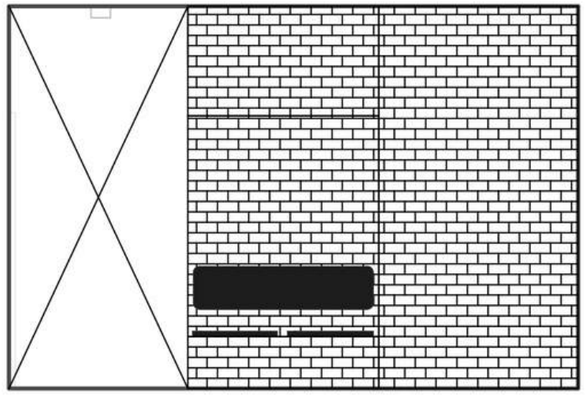


EXISTING LOBBY

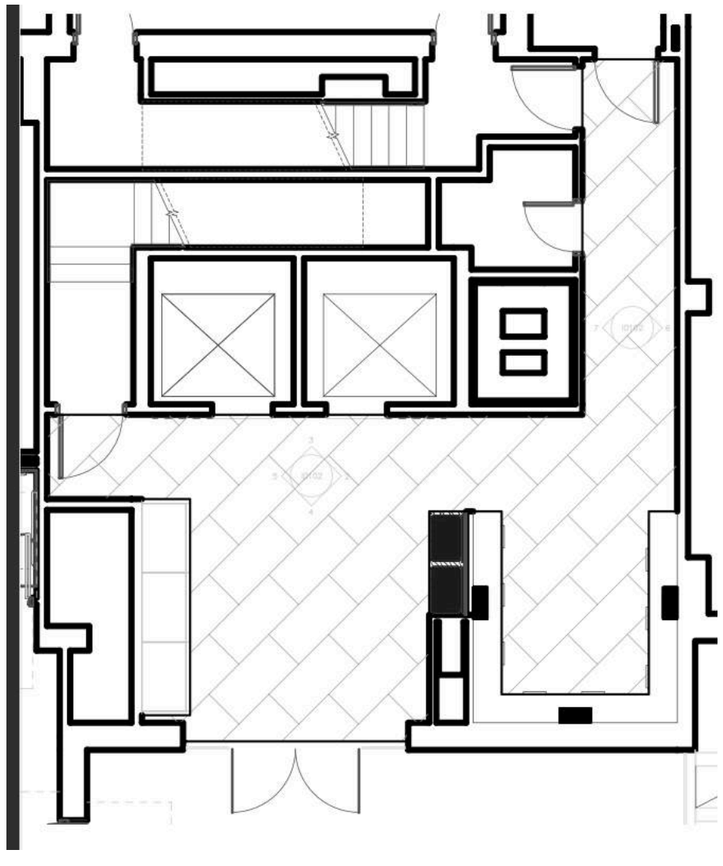


ELEVATOR WALL ELEVATION

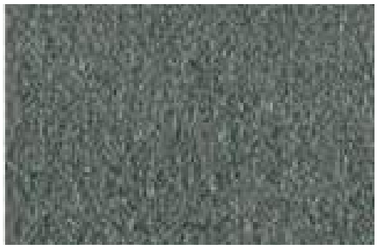
PAINTED CONCRETE FINISH



SEATING AREA ELEVATION



FLUSHMOUNT
CEILING LIGHT



PAINTED CONCRETE
FINISH

24x48
HONED PORCELAIN
FLOOR TILE

4x4 MATTE/GLOSS
WALL TILE
SURROUND

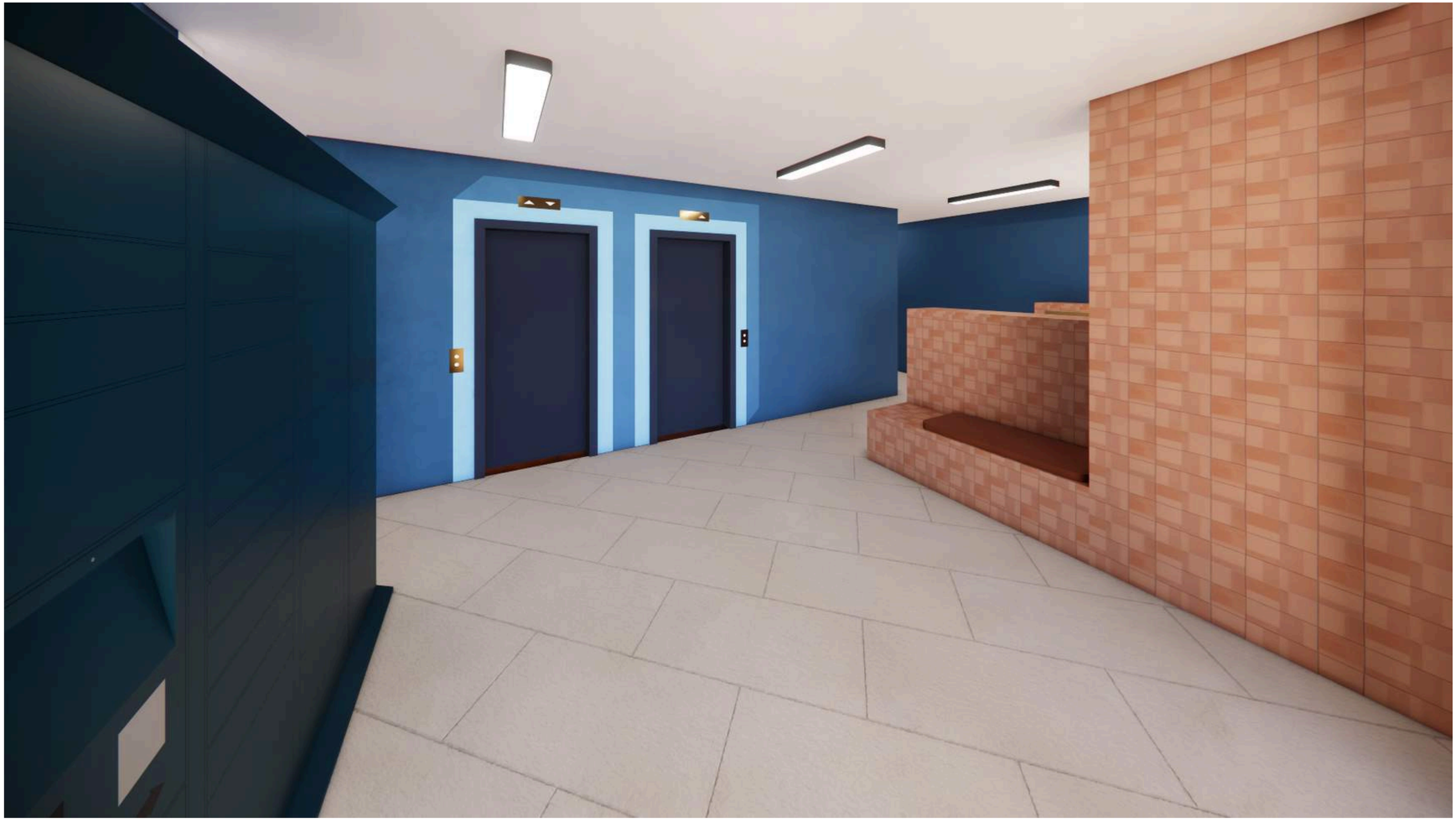
2x8 MATTE/GLOSS
WALL TILE @
SEATING WALL
ONLY

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: LOBBY / MAIL ROOM

think wilder architecture



LOBBY

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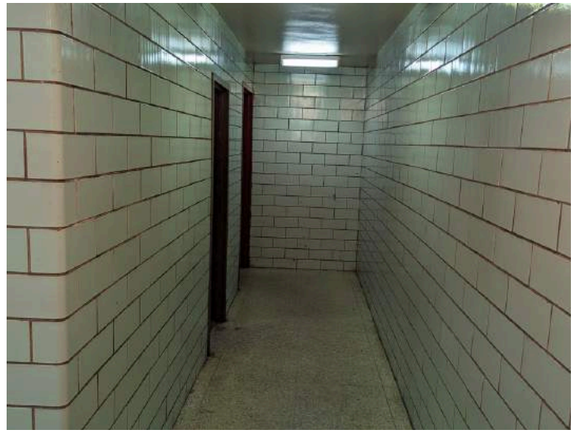
Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: MAIL ROOM

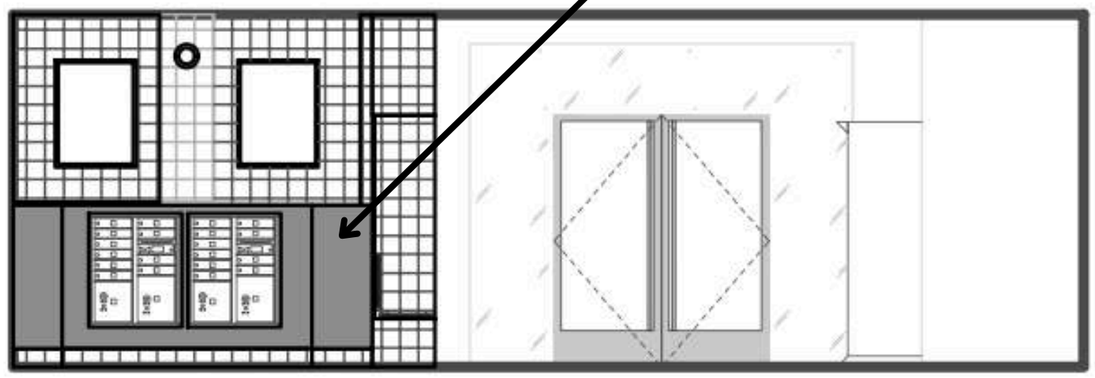
think wilder architecture



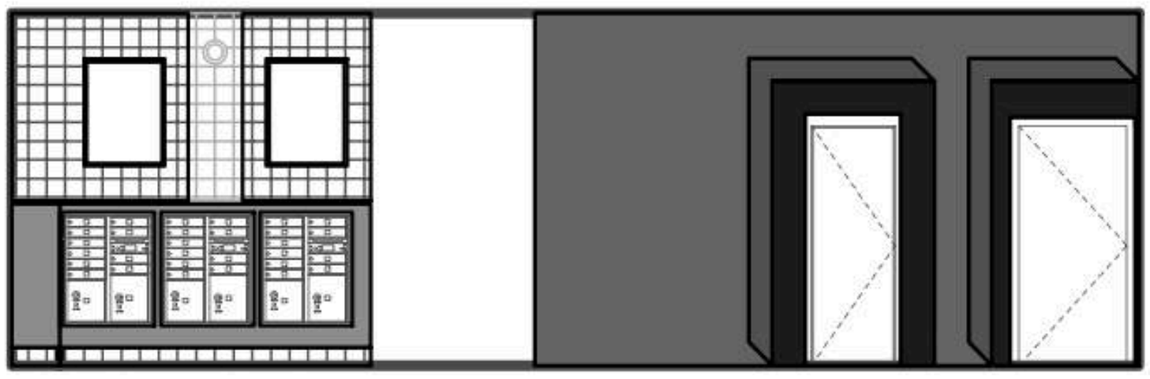
EXISTING MAIL AREA

WALL SCONCES

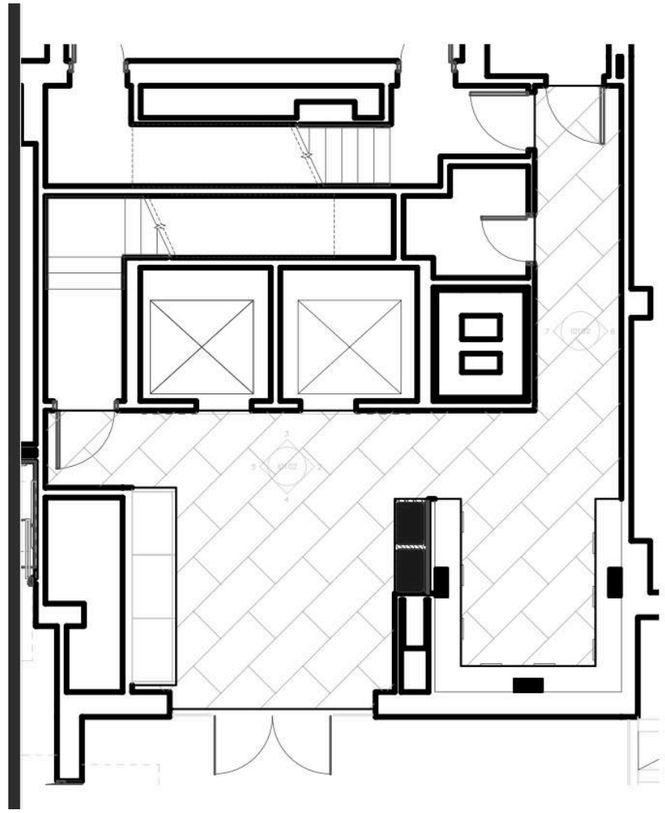
LAMINATE PANEL
MAILBOX SURROUND



MAIL AREA WALL ELEVATION



CORRIDOR ELEVATION



4x4
WALL TILE

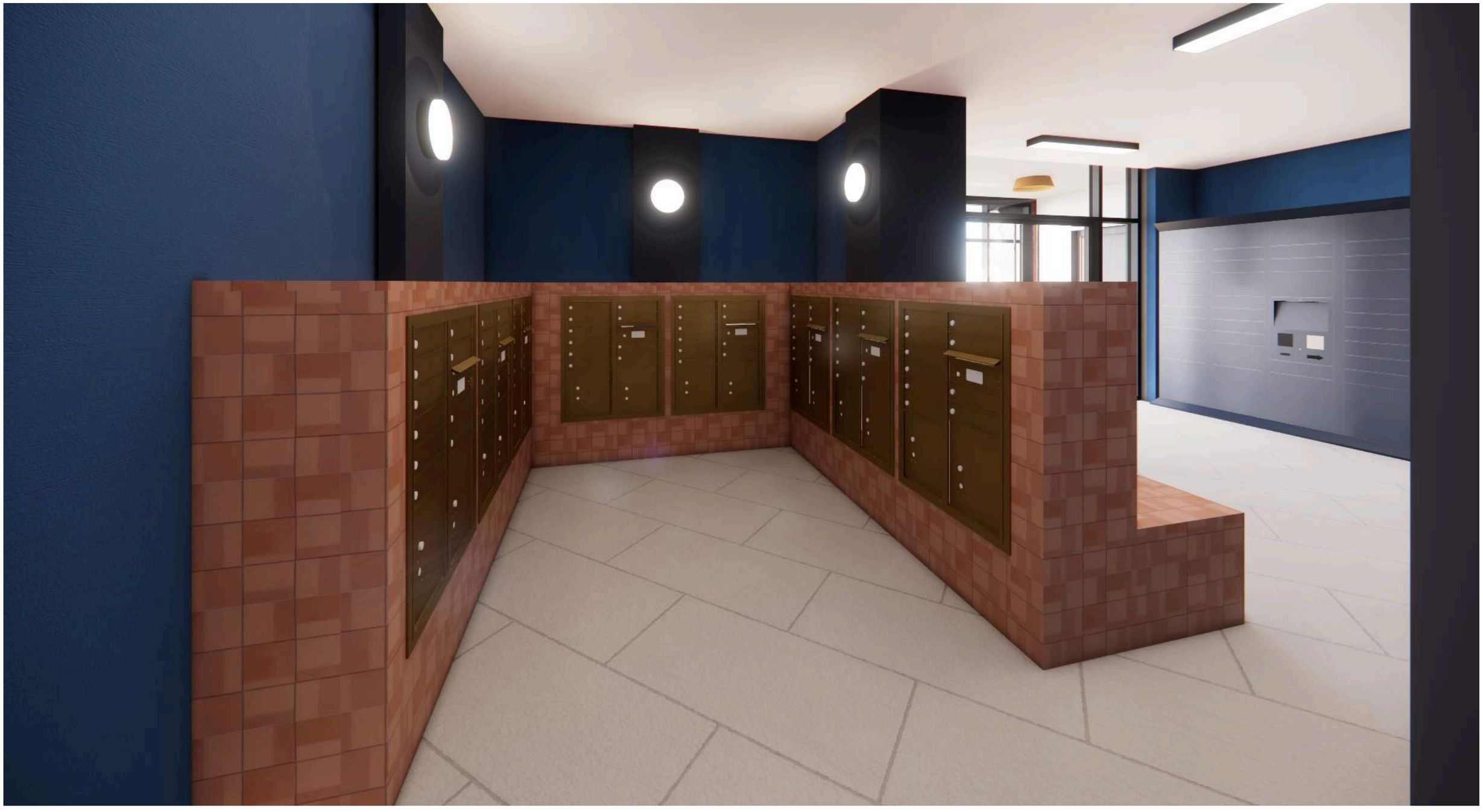
24x48
HONED PORCELAIN
FLOOR TILE

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: LOBBY / MAIL ROOM

think wilder architecture



LOBBY / MAIL AREA

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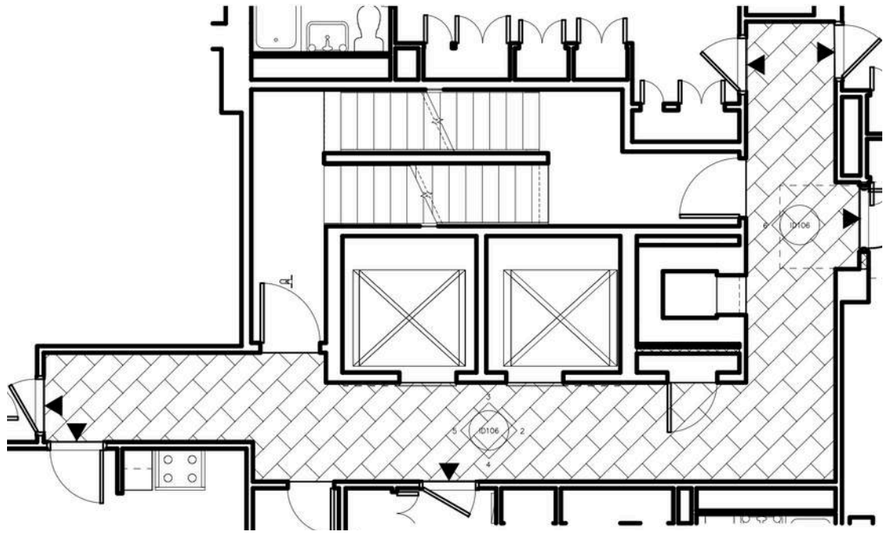
Ocean Hill - Iconic Brooklynites

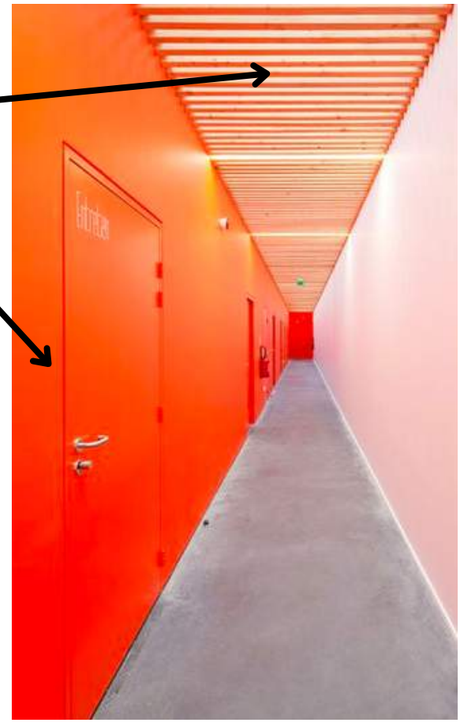
Building: 24 Mother Gaston Blvd

Area: TYP. FLOOR CORRIDOR

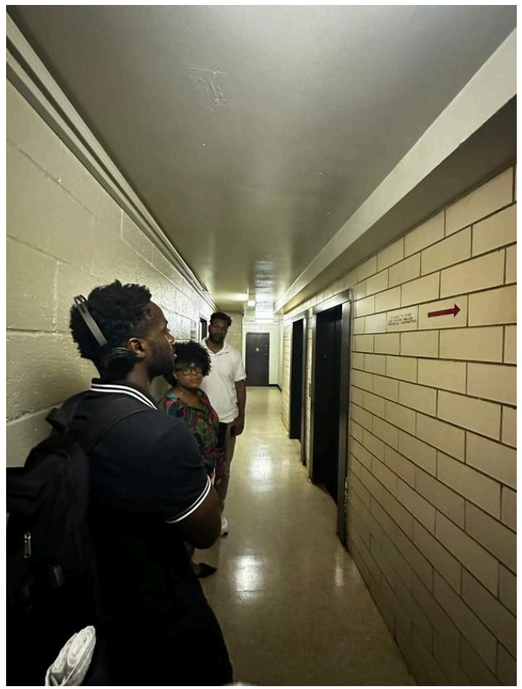
think wilder architecture



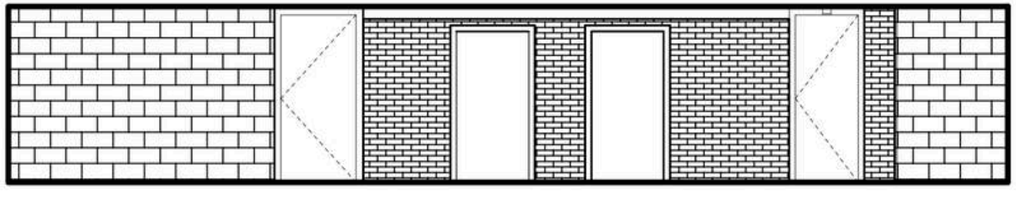
WALL + CEILING
COLOR
CMU BRICK
ONLY

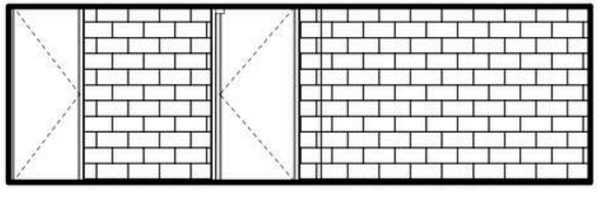


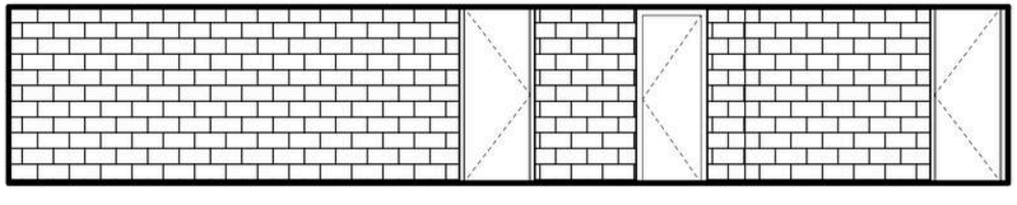
APT. DOORS, TRIM +
ELEVATORS

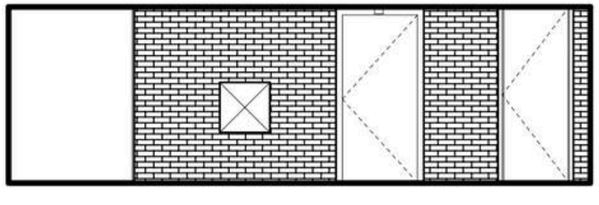


EXISTING CORRIDOR



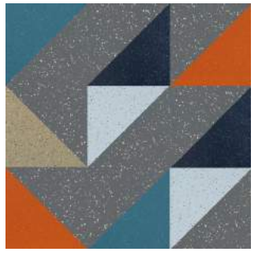






CORRIDOR ELEVATIONS

FLUSHMOUNT
LIGHT FIXTURE



VINYL
FLOORING

Ocean Hill - Iconic Brooklynites

Building: 24 Mother Gaston Blvd

Area: TYP. FLOOR CORRIDOR

think wilder architecture

TYPICAL CORRIDOR

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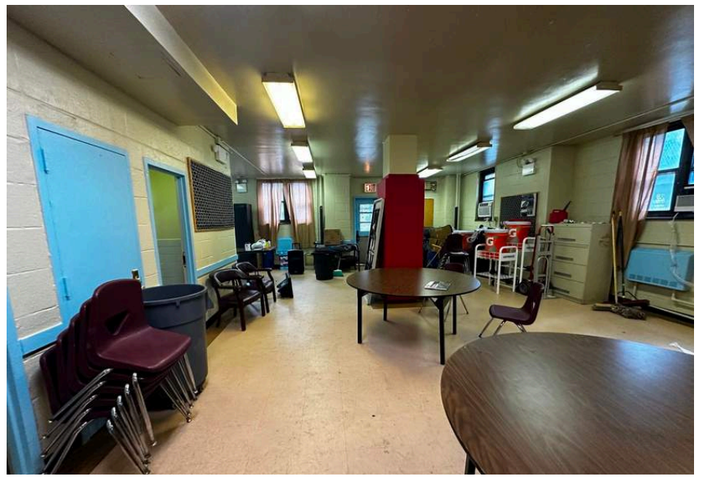
Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

Area: MULTIPURPOSE ROOM + KITCHEN

think wilder architecture



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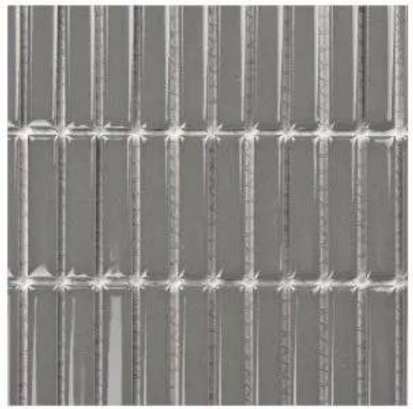


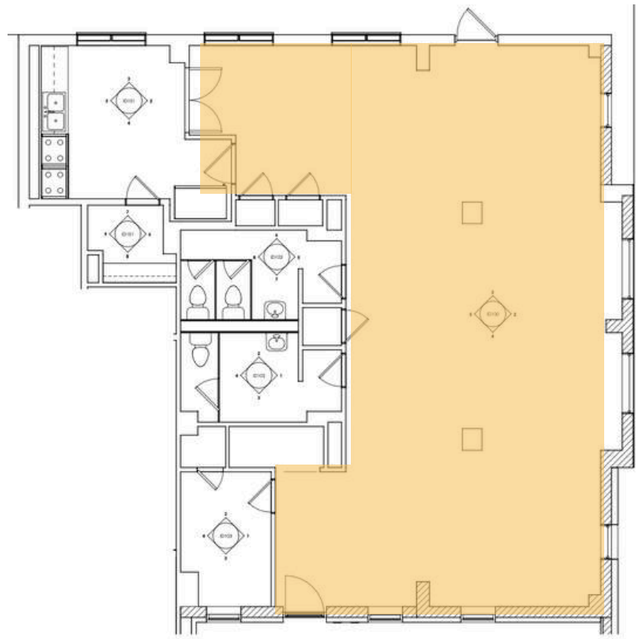
1x3 GLAZED MOSAIC
STACKED COLUMN TILE
(ON A MESH)

FLUSHMOUNT
CEILING LIGHT

WALL PAINT
COLOR

24x24
LVT

DOOR + TRIM
COLOR



Ocean Hill - Iconic Brooklynites

Building: 309 MacDougal

Area: MULTIPURPOSE ROOM + KITCHEN

think wilder architecture

MULTIPURPOSE ROOM

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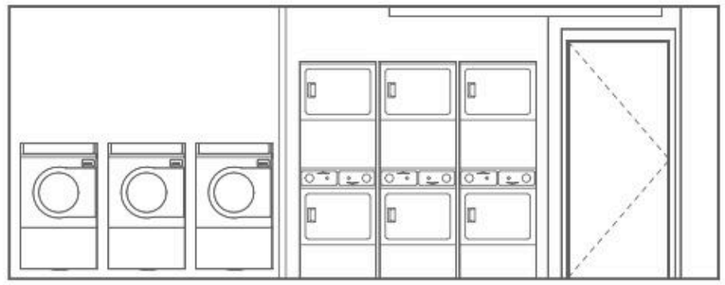
Ocean Hill - Iconic Brooklynites

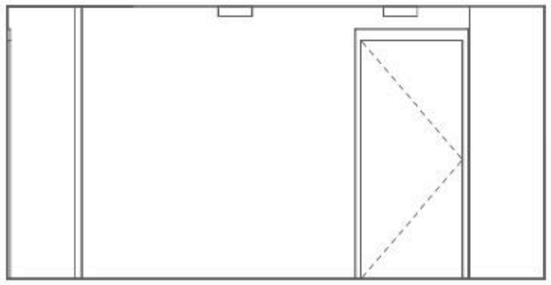
Building: 309 MacDougal

Area: LAUNDRY ROOM

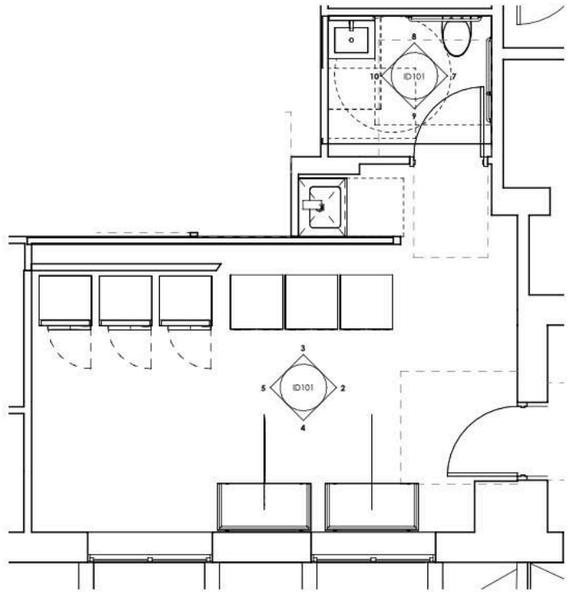
think wilder architecture

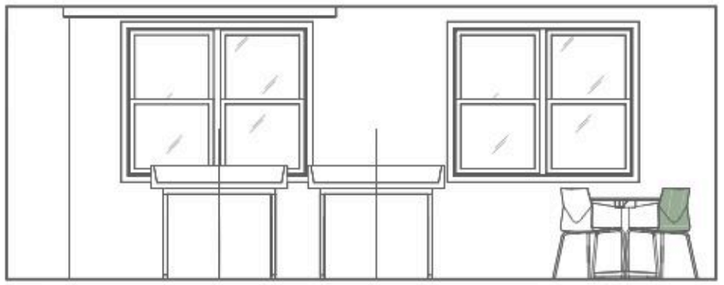


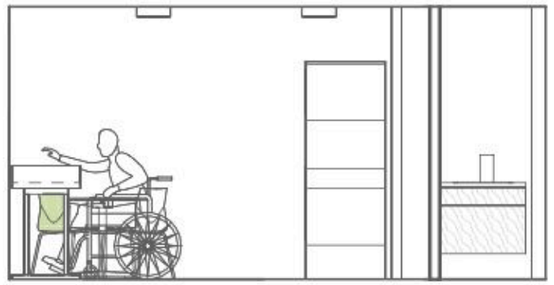
3 laundry rm n
SCALE: 3/8" = 1'-0"



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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