

A tall, multi-story brick apartment building is the central focus of the image. The building has a grid-like facade of windows and is surrounded by lush green trees. In the foreground, a green construction barrier with metal scaffolding runs across the street, indicating ongoing renovation work. Several cars are parked or driving on the street. The sky is a clear, bright blue with some light clouds. The text 'OCEAN HILL DESIGN WORKSHOP' is overlaid in the center of the image.

OCEAN HILL DESIGN WORKSHOP

TODAY'S AGENDA

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

What Is PACT?

PACT Investments & Improvements

- 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.



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)

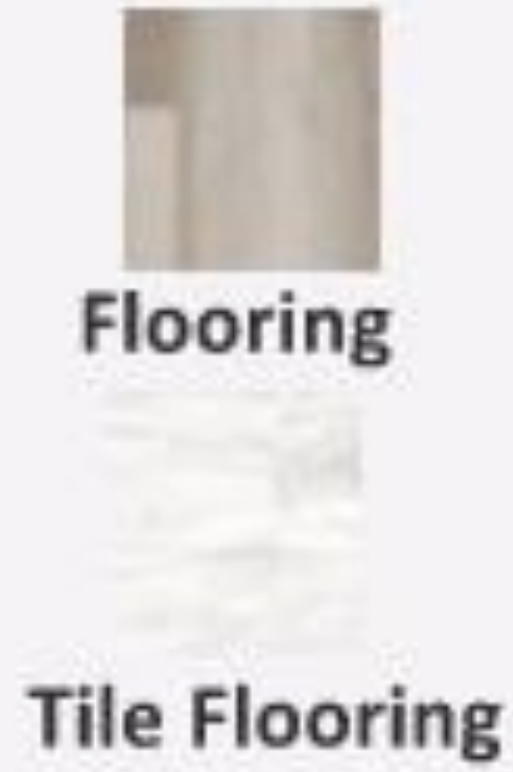
PACT Resident Protections

- **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



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 conserving 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 adaptable features such as grab bars and removable base cabinets.

Leyenda

- 1. Cocina
- 2. Sala/Comedor
- 3. Dormitorio
- 4. Baño
- 5. Armarios



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



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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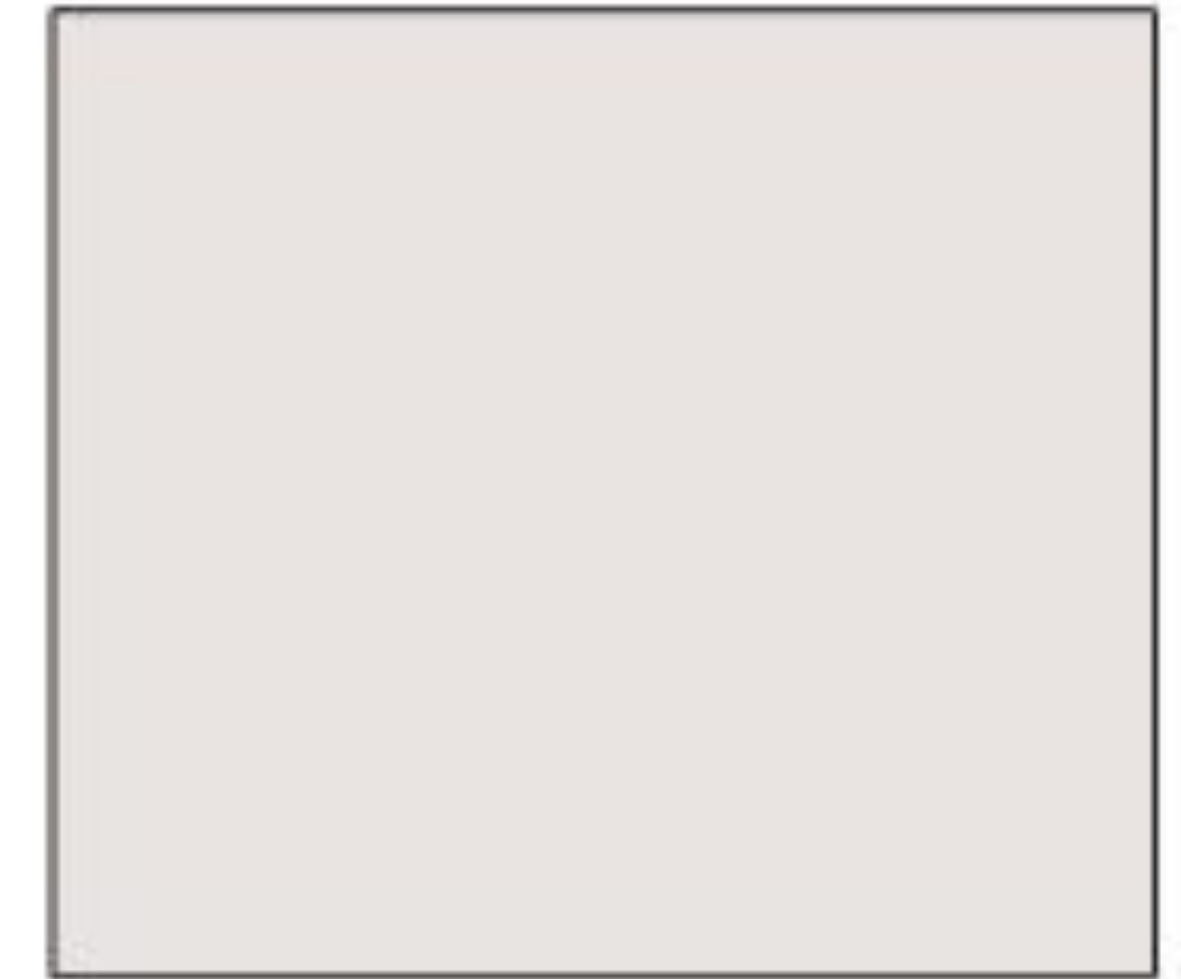
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1 Tile Tub Surround / Azulejo de Bañera



2 Countertop / Mostrador



1 Wall / Pared



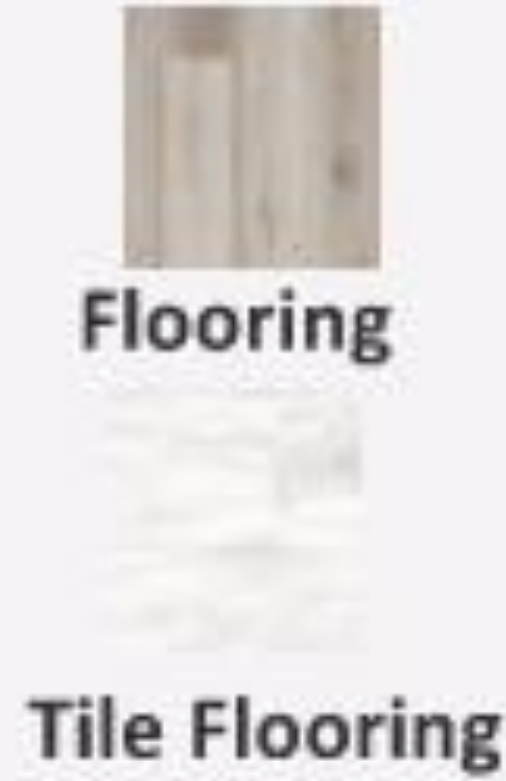
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3 Cabinets / Gabinetes

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OCEAN HILL 24 MOTHER GASTON BLVD
 KITCHEN OPTION TWO / OPCIÓN DE COCINA DOS
 MATERIALS / MATERIALES



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3 Wall / Pared



4 Accent Wall / Pared de Acento



5 Cabinetry / Gabinetes



6 Floor / Piso

2

SUBJECT TO CHANGE
 SUBJECTO A CAMBIOS



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OCEAN HILL 24 MOTHER GASTON BLVD
BATHROOM OPTION TWO / OPCIÓN DE BAÑO DOS
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4 Tile / Baldosas



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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:

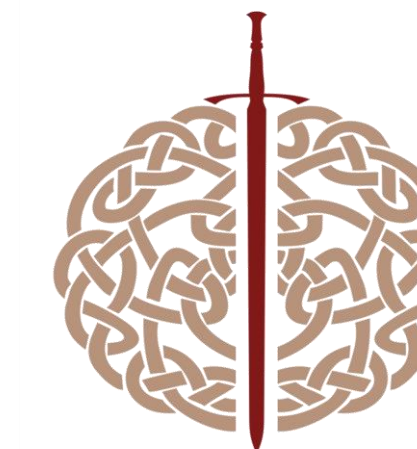
- PACT Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

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