

OCEAN HILL + STUYVESANT GARDENS PACT COMMUNITY PLAN

SEPTEMBER 2025

PLANNING
FOR PACT



ABOUT THIS PLAN

The New York City Housing Authority (NYCHA) has included the Ocean Hill + Stuyvesant Gardens project in the Permanent Affordability Commitment Together (PACT) Program to provide these communities with much-needed building and apartment improvements and enhanced property management, public safety, and social services. PACT represents a significant opportunity to improve the quality of life for NYCHA residents, while keeping rents permanently affordable and preserving tenant protections.



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PROJECT SUMMARY

The Ocean Hill + Stuyvesant Gardens PACT project consists of five developments in Central Brooklyn: Bedford-Stuyvesant Rehab, Ocean Hill Apartments, Saratoga Village, Stuyvesant Gardens I, and Stuyvesant Gardens II. Constructed between 1914 and 1986, the properties comprise 14 individual buildings with 927 apartments that are home to 2,111 residents. The buildings range in style from individual prewar buildings to low- and high-rise campuses.

NYCHA and the selected PACT partners – Kalel Companies and Dantes Partners, which are both Minority-Owned Business Enterprises, and the non-profit organization, Bedford Stuyvesant Restoration Corporation (BSRC) – have worked closely with residents to design every aspect of the developments’ transformation. After many months of community engagement, plans for the large-scale renovation and ongoing property management have been completed and are described in this document.

APARTMENTS, BUILDINGS & GROUNDS

Renovations will include comprehensive improvements to all apartments, building interiors, building systems, and public spaces. Facades and roofs will be repaired, new windows will be installed, and elevators will be overhauled. Heating and hot water systems will be modernized to improve efficiency and reliability. New recycling and laundry rooms will be created, where feasible, and community centers, tenant association offices, and management offices will be upgraded. Landscaping upgrades will include renovated playgrounds and water play areas, a basketball court, restored walkways, and new LED lighting and security cameras.

PROPERTY MANAGEMENT & SECURITY

Property management will be provided by Wavecrest Management, who will be responsible for all aspects of the sites’ maintenance and operations. Wavecrest will respond to all repair requests; clean common areas and grounds; manage trash and recycling collections; provide regular extermination services; assist residents with annual recertifications; and enforce house rules. Reliant Safety will monitor over 1,000 new security cameras, which will be installed in stairwells, elevators, hallways, and lobbies.

SOCIAL SERVICES

Residents will continue to receive support at existing on-site community centers, which provide a range of services including early childhood, youth, and older adult services. These programs are provided by organizations including Bedford Stuyvesant Early Childhood Development Center, CAMBA, Medgar Evers College/CUNY, and RiseBoro. BSRC social workers will offer direct assistance to residents who need help accessing public benefits and health, financial wellness, and career development services. BRSC will also host community-wide programs including healthy food distribution, tax preparation assistance, financial counseling workshops, and job fairs.

PROJECT TIMELINE

Wavecrest is expected to assume management responsibilities from NYCHA in fall 2025, at which point the construction will also begin. The PACT partner team will distribute a detailed construction schedule prior to any work beginning on-site. Construction will take place in a phased manner across the developments and is expected to last approximately three years. However, the work in each apartment is expected to take approximately three weeks.

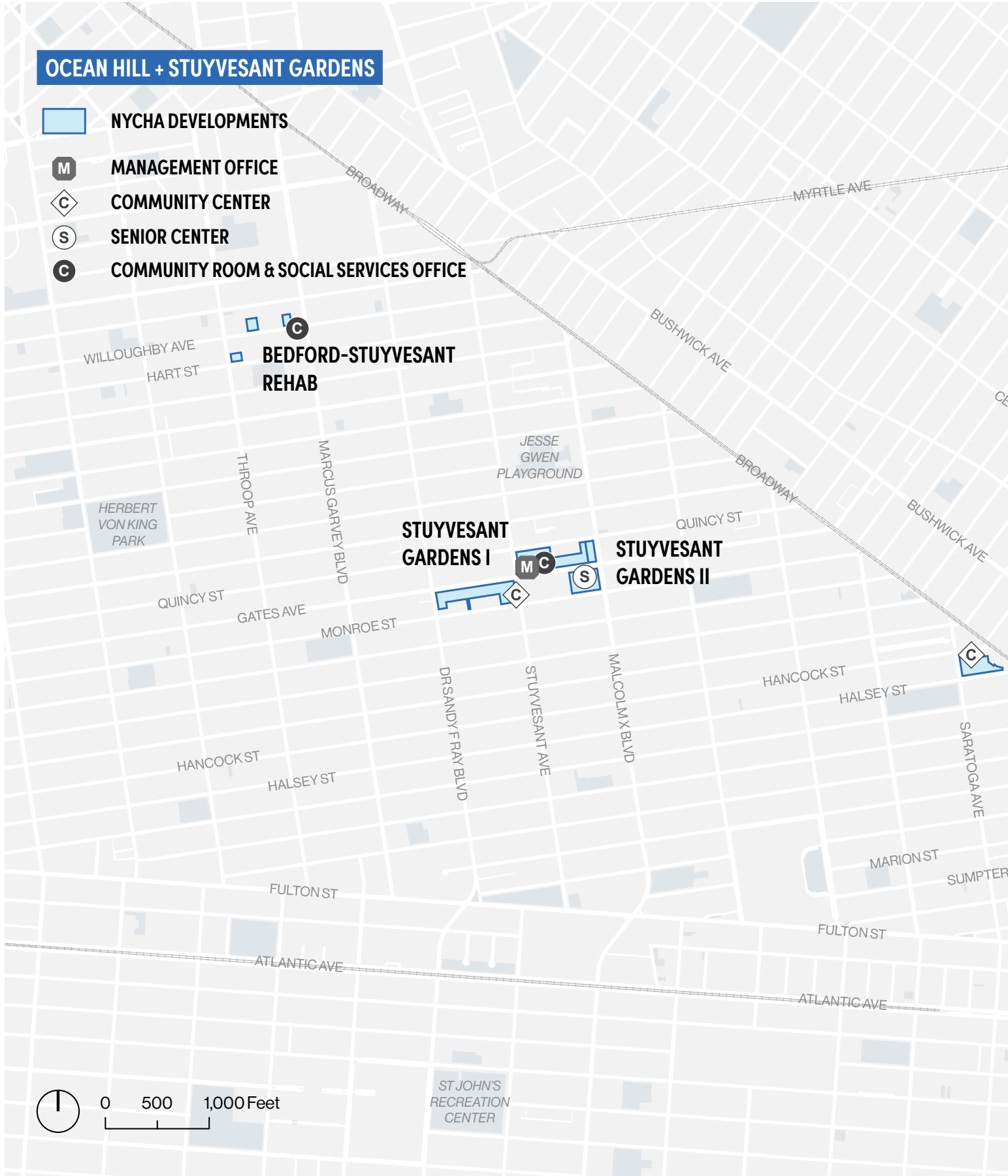


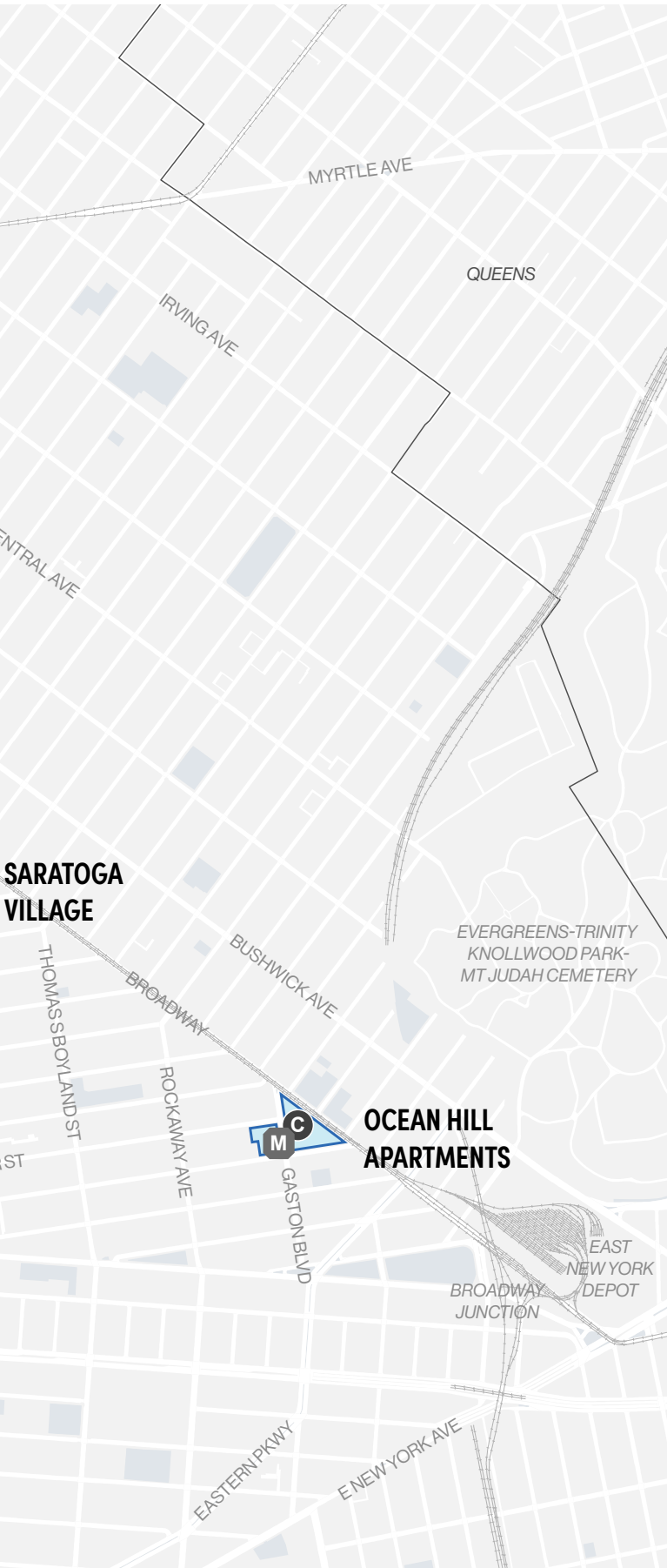
Bedford Stuyvesant Restoration Corporation informational event, May 2025



Saratoga Village lease signing meeting, November 2024

SITES OVERVIEW





CONTEXT

Borough: Brooklyn

Neighborhood: Bedford-Stuyvesant

DEVELOPMENTS

- 1 Bedford-Stuyvesant Rehab**
 3 buildings, 85 apartments

 - **Community Room & Social Services Office**
 (701 Willoughby Ave)
- 2 Stuyvesant Gardens I**
 5 buildings, 331 apartments

 - **Property Management Office**
 (835 Gates Ave)
 - **Community Room & Social Services Office**
 (841 Gates Ave)
 - **Bedford Stuyvesant Early Childhood Development Center** (813 Hancock St)
 - **CAMBA Cornerstone Community Center**
 (214 Stuyvesant Ave)
 - **New York Child Resource Center**
 (706 Quincy St)
- 3 Stuyvesant Gardens II**
 1 building, 150 apartments

 - **RiseBoro Stuyvesant Gardens Older Adult Club**
 (150 Malcolm X Blvd)
- 4 Saratoga Village**
 1 building, 125 apartments

 - **Medgar Evers College/CUNY Cornerstone Community Center** (940 Hancock St)
- 5 Ocean Hill Apartments**
 4 buildings, 236 apartments

 - **Property Management Office**
 (24 Mother Gaston Blvd)
 - **Community Room & Social Services Office**
 (305 MacDougal St)

KEY PRIORITIES & PLANNED INVESTMENTS

The Ocean Hill + Stuyvesant Gardens Community Plan reflects key resident priorities, including:



SAFETY & SECURITY

Systems upgrades will include the installation of over 1,000 new cameras in common areas, new lighting, and fob access controls at building front and back doors. Cameras will be monitored by an off-site security team, which will liaise with property management and the police precincts to respond to criminal activity and quality of life issues.

**Image from completed PACT project at Williamsburg Houses*



APARTMENT INTERIORS

Apartment renovations will include new kitchens with modern cabinets, solid surface countertops, tile backsplashes, stainless steel appliances, and washing machine connections. Bathroom renovations will include new fixtures, medicine cabinets, and ceramic floors. Waste lines and lateral plumbing will be replaced. Apartments will be freshly painted, and new ceiling lights, carbon monoxide/smoke detectors, electrical outlets, and flooring with wood baseboards will be installed.



ENVIRONMENTAL REMEDIATION

Apartments have been tested for lead-based paint and inspected for mold and asbestos-containing materials. Where found, mold and lead-based paint will be abated. Only when asbestos is disturbed during construction will it be abated and removed. All abatement work will be conducted safely and with minimal disruptions to residents. Where lead or other hazards are found, households will be temporarily relocated during abatement at the PACT partner's expense.



BUILDING ENVELOPE

All buildings will undergo full window replacement (except for Saratoga Village because NYCHA replaced the windows in 2023). Roofs will be repaired or replaced. Brickwork will be repointed, and lintels and windowsills will be replaced as needed. New facade over-cladding will be installed at Saratoga Village.



HEATING, COOLING & HOT WATER

The heating systems will be updated, including new efficient boilers, radiators, and control systems. In apartments, convectors will be cleaned with new steam traps and thermostatic radiator valves, allowing residents to better control the temperature in their homes.



HISTORIC PRESERVATION

Stuyvesant Gardens I has been listed on the National Register of Historic Places based on its construction as part of President Lyndon Johnson’s Federal Model Cities program. Per the National Park Service, the rehabilitation plan for Stuyvesant Gardens I must preserve the spirit of the original design. The building exteriors and common spaces will be restored to the extent original designs are intact.



COMMON AREAS & GROUNDS

Lobbies will be upgraded with USPS-approved mailboxes, LED lighting, new storefronts, intercoms, and key FOB access. Grounds will receive repaired walkways, enhanced lighting, landscaping, and revitalized play areas. Amenities include new playgrounds, basketball courts, fencing, outdoor dining, and safety surfaces. Drainage and stormwater systems will also be improved. Laundry rooms and multipurpose rooms will be restored or created where needed.



SOCIAL SERVICES

BSRC will deliver services across all five developments. With over 50 years of experience, BSRC offers a holistic approach to community development. BSRC will enhance on-site programming to complement existing partners such as CAMBA and RiseBoro, providing access to services aligned with six pillars: career development, financial wellness, education, health services, violence prevention, and recreation.

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- New electric and gas ranges or stoves.
- New ENERGY STAR-certified refrigerators.
- Permanent washing machine hookup.
- All appliances will be stainless steel.

2 Fixtures:

- Low-flow, single-handle kitchen faucet.
- Stainless steel, under-mount, single-compartment sink (8" deep).

3 Countertops: Solid, high-quality and durable quartz countertops.

4 Backsplash: High-quality and durable ceramic tile.

5 Cabinets: Solid wood boxes with 42" upper cabinets and counter depth pantry.

6 Lighting: New energy-efficient, ceiling-mounted LED light fixtures with diffused lens to provide soft, smooth light throughout apartments.

7 Flooring: New luxury vinyl tile (LVT) flooring.

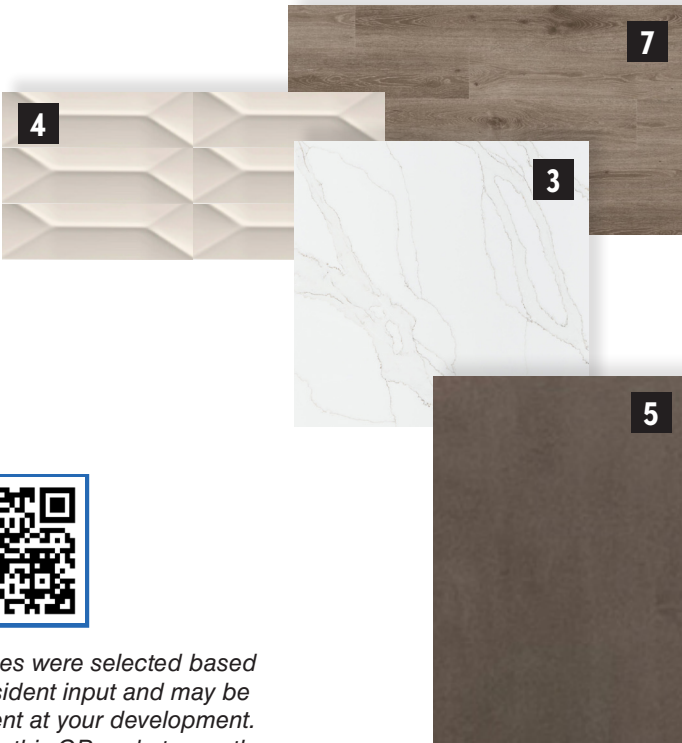
8 Baseboard: New baseboards will be provided in all rooms.

Other apartment renovations will include:

- **Wall Paint:** Apartment walls will receive drywall repairs, sanding, and priming before being painted.
- **Window Replacement:** All apartment windows will be replaced with new, thermally-insulated and energy-efficient double-paned, double-hung windows to meet historic preservation and noise attenuation requirements (the recently replaced windows at Saratoga Village will be preserved).
- **Fire Safety:** All apartments will receive new hardwired carbon monoxide/ smoke detectors and natural gas detectors.



Photograph of model unit kitchen; the finishes here will be applied to Bedford-Stuyvesant Rehab, Ocean Hill Apartments, and Stuyvesant Gardens I



Finishes were selected based on resident input and may be different at your development. Follow this QR code to see the final selections for your apartment!

APARTMENTS

BATHROOM RENOVATIONS

1 Fixtures:

- New toilet.
- New 21" wide, vanity cabinet sink with single-handle polished chrome faucet.
- Polished chrome shower head, diverter tub spout, and drain trim.
- New wall-hung ceramic sink with low-flow, single-handle faucet.

2 Tub & Shower:

- New tub with quartz bath surround.
- Any issues behind the wall will be repaired before fixtures are installed, and all galvanized lateral piping and waste pipes will be replaced.

3 Medicine Cabinet: New 20" medicine cabinet with mirror.

4 Flooring: LVT flooring with wood baseboard.

5 Walls: Bathroom walls will be repainted with mold-resistant paint.

6 Lighting: New energy-efficient LED light fixtures will be installed above the medicine cabinet.

7 Bathroom Accessories: New polished towel bars, a toilet paper holder, towel hook, and grab bars for accessible units or where residents request them.



Finishes were selected based on resident input and may be different at your development. Follow this QR code to see the final selections for your apartment!



Photograph of model unit bathroom; the finishes shown here will be applied to Saratoga Village and Stuyvesant Gardens II

BUILDINGS

SYSTEMS & INFRASTRUCTURE

■ **Building Envelope:**

- Facades will be cleaned and repointed, and brickwork will be replaced where needed.
- New facade over-cladding will be installed at Saratoga Village.
- Roofs will be replaced with additional insulation to improve energy efficiency.
- Windows will be replaced with new, energy-efficient and historically compatible windows. Lintels and windowsills will also be replaced where needed.

■ **Electrical Upgrades:** New electrical panels will be installed in every apartment, and new electrical sockets will be added to kitchens, living rooms, and bedrooms.

■ **Heating, Hot Water & Cooling:**

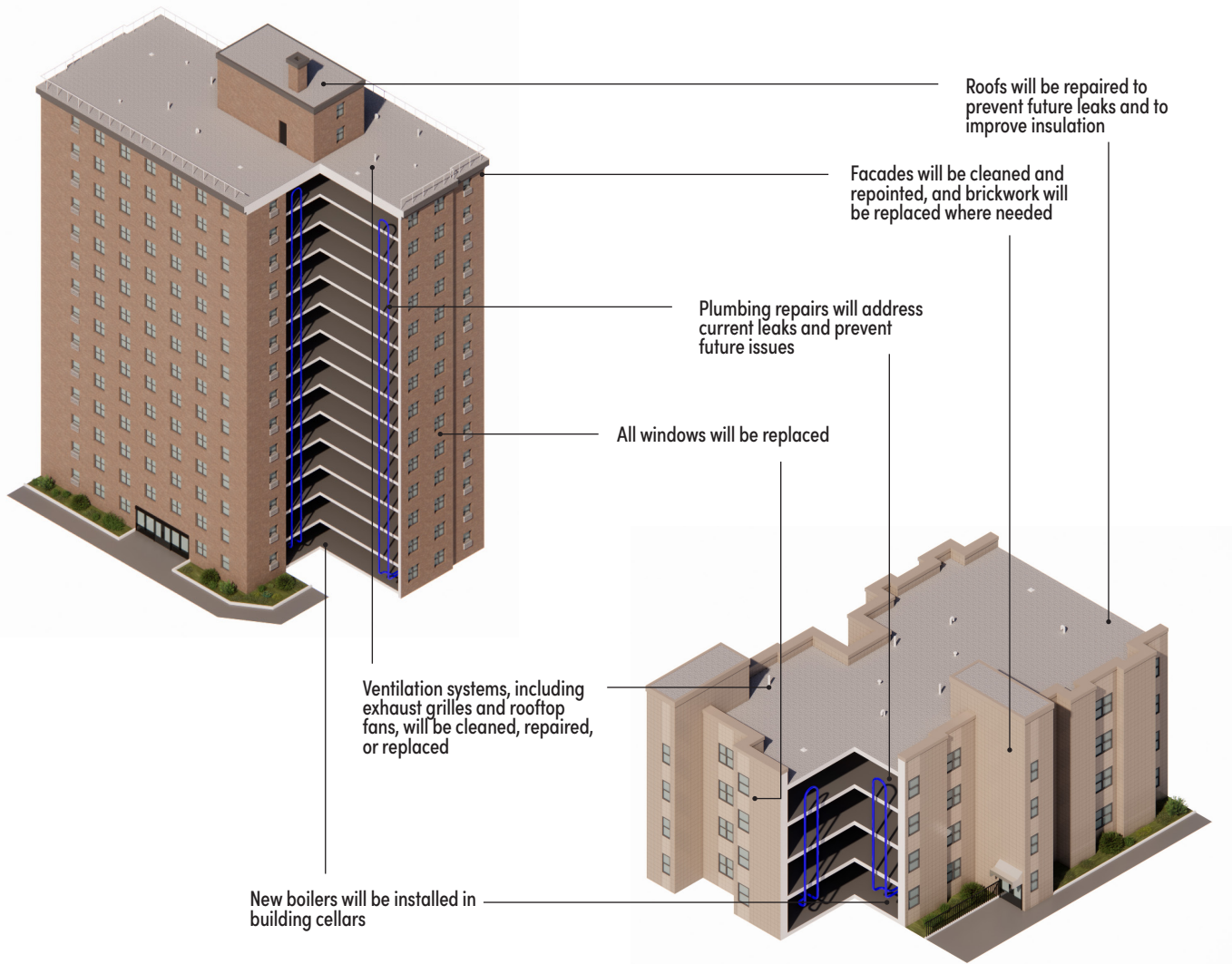
- New energy-efficient boilers and boiler controls will be installed in the central boiler rooms, and all heat and hot water distribution pipes will be insulated. Apartments will receive new radiator covers, steam traps, control valves, and radiant barriers.
- New window air conditioners will be added in living rooms and bedrooms at no cost to residents. At Saratoga Village, residents will receive EPOCHA window heat-up units.

■ **Elevators:** Elevators will be fully modernized with new elevator cabs, mechanical equipment, cables, and directional lights with “up and down” call buttons.

■ **Ventilation:** Roof fans will be replaced, and all ductwork will be cleaned and sealed to improve air draw. Constant airflow regulators will be installed at each register to ensure energy efficiency, and energy recovery ventilators will help with fresh air circulation in existing ducts.

■ **Security:** A new video intercom system will be installed at all building entrances, and electronic key fob access controls will replace traditional keys at lobby doors (front and back), laundry rooms, and package and recycling rooms. Over 1,000 security cameras will be installed in stairwells, elevators, roofs, building entrances, hallways, and grounds. New LED lighting in hallways, building exteriors, and grounds will enhance visibility.

■ **Free Internet:** Ethernet ports will be installed in all apartments, where residents can plug in their router for access to free wireless Internet.



ENVIRONMENTAL REMEDIATION

Lead-based paint and mold will be fully abated. When disturbed during construction, asbestos containing materials will be abated and removed from the site. Mold prevention will be addressed through the repair of old or damaged plumbing, roofs and facades, and bathrooms, which will be finished with mold-resistant paint. Improved ventilation will prevent condensation, which leads to mildew and mold.

To abate apartments containing hazardous materials or where a resident has a documented health issue and requests a reasonable accommodation, temporary moves will be required to ensure resident safety during the renovation. Any household that is temporarily moved will have the right to return to their home after the work is completed. The PACT partner team will coordinate directly with households requiring temporary moves to ensure the process is as seamless as possible. The PACT partner will pay for all associated costs, including packing supplies and movers. In addition, senior households or those with documented health problems will receive additional packing and moving support.

BUILDINGS

COMMON AREAS & COMMUNITY SPACES

- **Building Lobbies:** All building lobbies will be renovated with new windows, entry doors using wireless fob keys, video intercom systems, floor tiles, paint, overhead lighting, security cameras, and mail and parcel boxes.
- **Hallways:** New LVT flooring, LED lighting, and painting will be provided, while structural wall tiles will be repaired and cleaned. Where cabling is exposed, it will be covered in wire mold.
- **Mailboxes & Mail Rooms:** New mailboxes with built-in parcel lockers will be installed in all lobbies for USPS mail. In addition, the mail room areas will allow for the secure delivery of non-USPS deliveries. Actively monitored cameras will also be installed.
- **Trash/Recycling Rooms:** Large, accessible, well-ventilated, and air-conditioned trash and recycling rooms will be provided in the pram room of each building, and access will be restricted with a key fob. In addition, hopper doors on upper floors will be enlarged, and chutes will be regularly jet cleaned to control odors and pests.

Other community space improvements will include:

- **Community Centers:** Renovations will be made to the CAMBA and New York Child Resource Center facilities at Stuyvesant Gardens I, the RiseBoro senior center at Stuyvesant Gardens II, and the Medgar Evers College/CUNY center at Saratoga Village. Improvements will include new flooring; replacement of bathroom fixtures, urinals, toilets, and sinks; installation of grab bars; new kitchen cabinets, countertops, sinks, and refrigerators; installation of new LED light fixtures; and painting of the walls and ceilings.
- **Supportive Service Offices:** New offices for BSRC will be created at 835 Gates Avenue, 701 Willoughby Avenue, and 309 MacDougal Street.
- **Tenant Association Offices:** All tenant associations will receive upgrades to new or existing offices.
- **Laundry & Mail Rooms:** Existing laundry and mail rooms will be fully renovated.



Rendering of Stuyvesant Gardens I



Rendering of Stuyvesant Gardens II lobby



Rendering of 213 Hart Street entrance vestibule

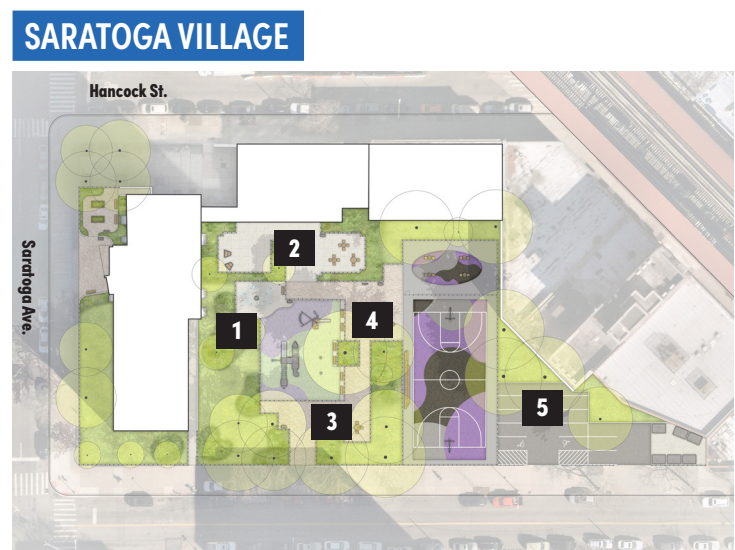
SITES & GROUNDS

The campus plans shown below and at right represent the broad range of improvements that are planned for the developments' public spaces.

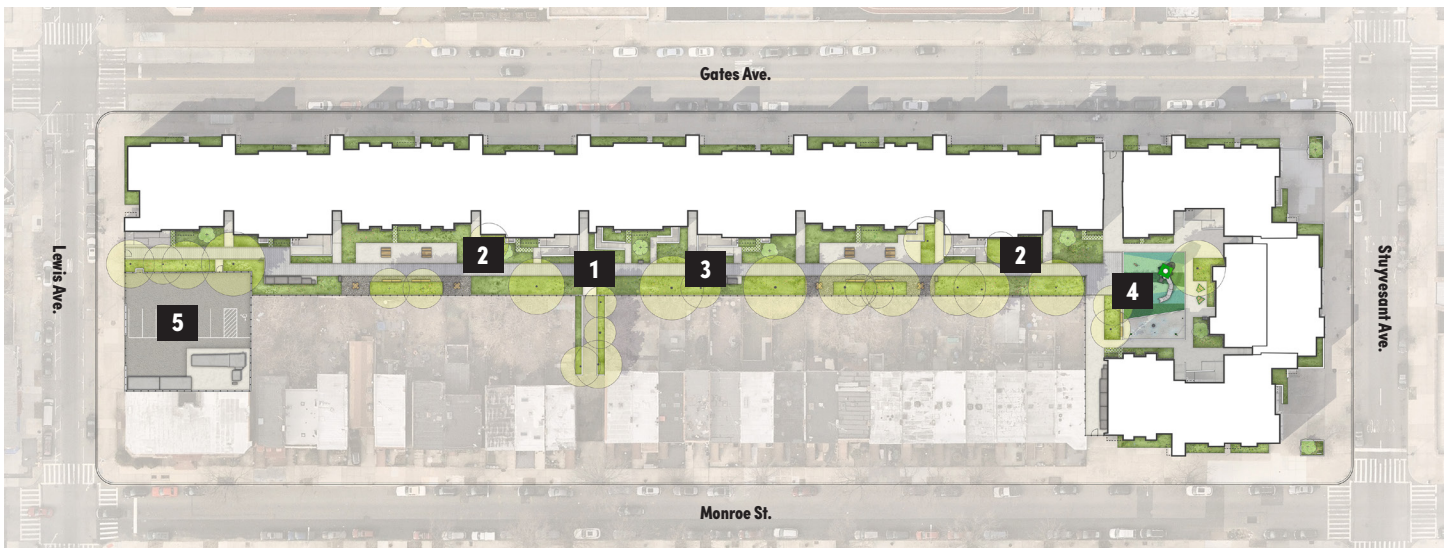
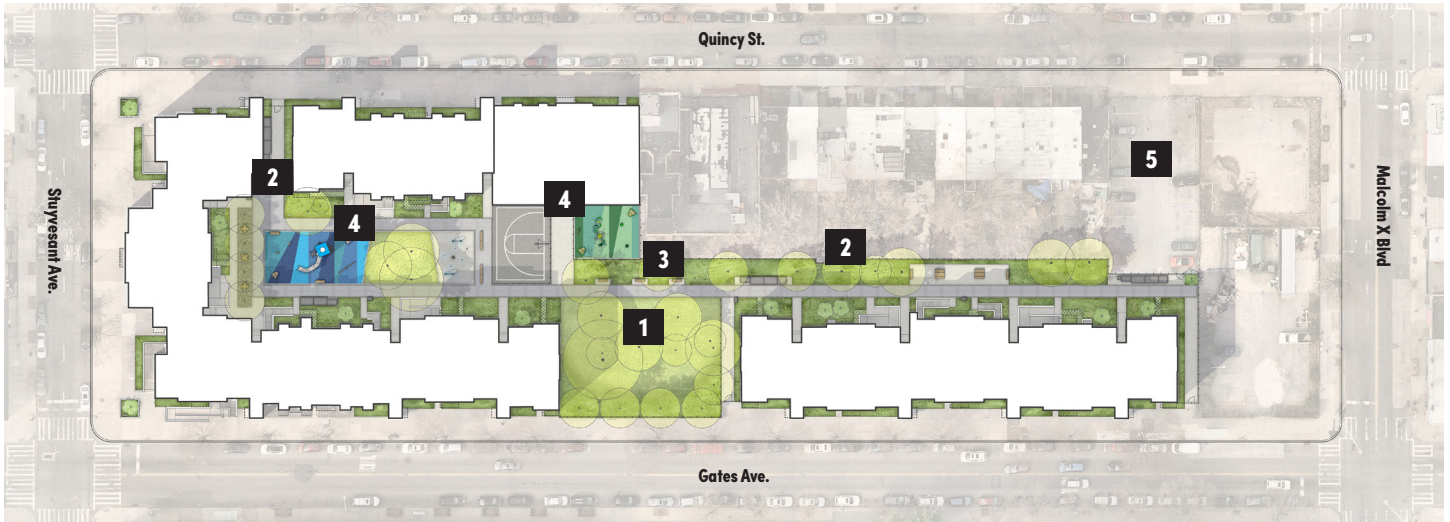
- 1 Landscaping:** Trees will be pruned and fertilized to ensure tree health, and groupings of small flowering plants, grasses, and shrubs will be planted at each building to beautify and bring seasonal color. Beds for annual plantings will be located at building entrances to complement the expanded lobbies.
- 2 New Site Furnishings, Seating & Tables:** Supplemental seating areas with tables and benches will be installed in locations throughout the sites to provide peaceful outdoor rest and gathering spaces.
- 3 Resurfaced Paths & Drainage:** Walking paths and curbs will be repaved to address trip hazards. Existing drains and catch basins will be cleared, and additional drains will be installed to prevent rain-driven site flooding.
- 4 Playgrounds, Water Play & Play Surfaces:** All play areas will be renovated with NYC Parks Department-quality equipment. Play surfaces will be replaced, and water play areas will be modified with new piping to ensure proper water pressure at fountains. Saratoga Village will receive an upgraded full basketball court.
- 5 Parking Lots:** Existing surface parking lots will be repaved and re-striped.
- 6 ADA Accessibility:** Existing ramps and pathways will be re-graded where necessary to ensure compliance with 2010 ADA accessibility requirements for access to building entrances, laundry rooms, and management offices.
- 7 Lighting:** Existing lighting will be upgraded with LED lamps, and additional lighting will be added to the building facades throughout the campuses to improve security and safety.
- 8 Signage:** Large building numbers and clear directional signage to community facilities and building uses (e.g., laundry rooms, management office) will be added. Signage for an internal walking path will be added for residents counting steps.

More About Your Location

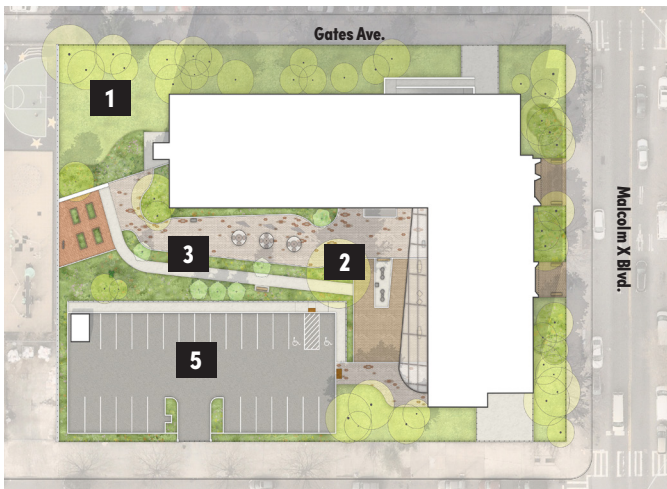
Each development will receive unique upgrades to the landscape and exterior spaces. See the following site plans for your specific address!



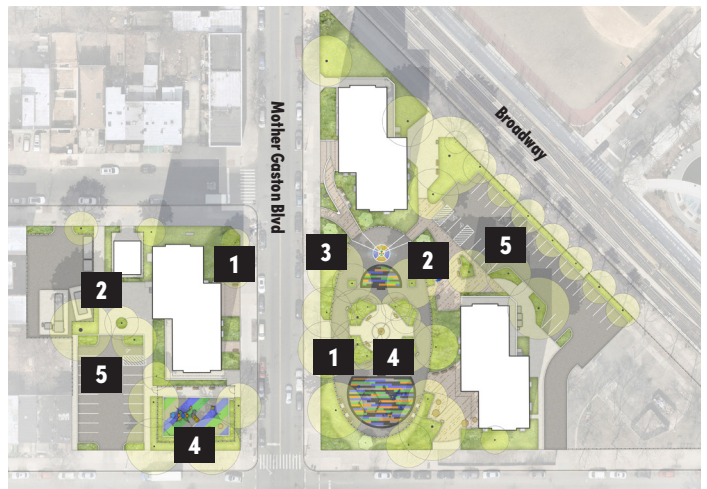
STUYVESANT GARDENS I



STUYVESANT GARDENS II



OCEAN HILL APARTMENTS



PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced with a fully staffed management team led by Wavecrest Management, who will be responsible for all aspects of the property's maintenance and operations. Prior to the transition to new management, the PACT partner will distribute welcome packets to all Ocean Hill + Stuyvesant Gardens households with details on new procedures, such as paying rent and reporting maintenance and repair issues.

MANAGEMENT OFFICES

The management offices will continue to be located at 24 Mother Gaston Boulevard (Ocean Hill Apartments) and 835 Gates Avenue (Stuyvesant Gardens I). Staff working out of the management offices will include:

- **1 General Manager**
- **1 Administrative Assistant**
- **3 Leasing/Recertification Specialists**
- **4 Receptionists**

To submit a repair or maintenance request, or for questions regarding rent bills, residents may contact Wavecrest Management, the PACT property manager, at **(347) 773-6220**.

MAINTENANCE STAFF

On-site maintenance staff will include:

- **4 Live-in Superintendents:** Responsible for oversight of the team and general apartment repairs.
- **19 Porters:** Responsible for cleaning all building common areas, removing waste and recycling, and cleaning vacant apartments, among other responsibilities. Grounds maintenance will be handled by a third-party landscaping firm.
- **3 Handymen:** Responsible for apartment repairs.
- **2 Garbage Collectors:** Responsible for waste management.

WASTE & PEST MANAGEMENT

All hopper doors will be expanded to accommodate larger garbage bags, and chutes will be jet-cleaned to reduce odors and remove pests. Recycling rooms will be located on the ground floor of every building for residents to dispose of paper/cardboard, glass, metal, plastic, electronic waste, and composting. Recycling rooms will be air conditioned to limit odors, and back doors will be used by maintenance to remove waste.

On a daily basis, porters will remove garbage from compactor rooms and recycling from first-floor spaces and take waste to centralized collection areas near 245 Lewis Avenue (Stuyvesant Gardens I) and 24 Mother Gaston Boulevard (Ocean Hill Apartments). Bulk materials will be collected by maintenance staff from apartments when appointments are made through the management office; bulk areas associated with each building will also be available for resident use. Regular waste and bulk will be placed in exterior compactors, which when full will be removed by the Department of Sanitation (DSNY) or an approved third party. Recycling materials will be removed by DSNY weekly.

Property management will contract with a third-party exterminating service for regular grounds and apartment pest control. The smoke-free policy will be enforced by the management team.



Rendering of Saratoga Village with new facade over-cladding

SECURITY

- **Security Cameras:** Approximately 1,000 cameras will be installed throughout the development, including in hallways, stairwells, lobbies, waste/recycling and mail rooms, laundries, elevators, roofs, parking lots, and outdoor areas.
- **Building Access:** New doors (front and back) at all building lobbies will have modern intercoms and key fob access technology, limiting access to authorized residents and their guests only. Laundry, recycling, and parcel rooms will also be controlled with key fobs.
- **Camera Monitoring:** Cameras will be monitored by an off-site security team, Reliant Safety, that reports to property management. When criminal activity is identified, footage will be shared with NYPD. When house rules violations are observed, this information will be shared with the property manager who will then follow up with residents; communications will be escalated to formal written notices when appropriate.

SOCIAL SERVICES & COMMUNITY PROGRAMS

Bedford Stuyvesant Restoration Corporation (BSRC) will provide additional on-site programming to complement the existing services offered by CAMBA, the Bedford Stuyvesant Early Childhood Development Center, Medgar Evers College/CUNY, New York Child Resource Center, and RiseBoro. BSRC will assign a Social Service Outreach Coordinator who will maintain dedicated office hours for benefits counseling at designated locations: 835 Gates Avenue, 701 Willoughby Avenue, and 309 MacDougal Street.

SPECIAL SERVICE OUTREACH

The Social Service Outreach Coordinator will offer personalized assistance to help residents navigate and apply for various benefits, including SNAP (food assistance), Medicaid, cash assistance, Fair Fares (public transportation discounts), and Emergency Assistance/One Shot Deals. This support will include guidance on eligibility requirements, application processes, and the documentation needed to access essential services such as food, housing, and healthcare assistance.

FINANCIAL EDUCATION

BSRC will also offer tax preparation assistance, financial counseling, workforce development, and job placement services. During tax season, residents may drop off their tax documents at BSRC's on-site offices. Certified tax preparers will prepare the returns, ensuring accuracy and compliance with current tax laws. Once completed, residents will be notified to pick up their finalized documents or to discuss any necessary next steps.

Financial counseling workshops hosted by BSRC will take place five times each year—one at each development—either in person or virtually. These workshops will cover topics such as budgeting, saving, credit management, and debt reduction. Individual financial counseling will also be available once per month during at the three office locations or by appointment as needed.

FOOD DISTRIBUTION

In addition, BSRC will host food distribution events monthly for six months out of the year. During these events participants will receive a curated food box filled with nutritious ingredients tailored to diverse dietary needs and preferences. BSRC will also be partnering with a vendor to host two cooking workshops for each development every year.



Ocean Hill Apartments Bingo Night, April 2025



Rendering showing upgrades to the Stuyvesant Gardens II senior center






309 MACDOUGAL ST.

309



Rendering of Ocean Hill Apartments campus

CONTACT US!

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