

PACT QUARTERLY MEETING

WELCOME!

Residents of Saratoga Village

Monday, April 13, 2026

Saratoga Village Community Center

940 Hancock Street



AGENDA

Current Status & Updates

Completion Status

- Facade Work
- In-Unit Work
- Grounds / Landscaping
- Security System
- Community Center

Construction Timeline

- Construction Schedule

Resources

- Maintenance
- Who to Call
- Social Services
- Building Skills

Q&A



CURRENT STATUS & UPDATES

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- ❑ **Façade:** Protections will go up in early May 2026; work will begin mid-May 2026
- ❑ **Security Update:** Cameras will be installed and operational by the end of April 2026



COMPLETION STATUS

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- ❑ **Façade work** is the design, construction, and maintenance of the building's exterior. The scope of work for the PACT facade renovations include:

- ❑ Roof repair
- ❑ Bricks
- ❑ General aesthetics



- ❑ **In-Unit Work** is the construction and design upgrades that will be happening in your units. This work includes:

- ❑ Kitchen and bathroom renovations
- ❑ Flooring
- ❑ Painting
- ❑ Smoke detectors
- ❑ Light fixtures

- ❑ **Start date:** May 2026, pending permit approval

- ❑ **Start date:** October / November 2026

Electrification

- As part of the construction scope, Saratoga Village will become a 100% Electric building.

- **What this means for you and your family:**

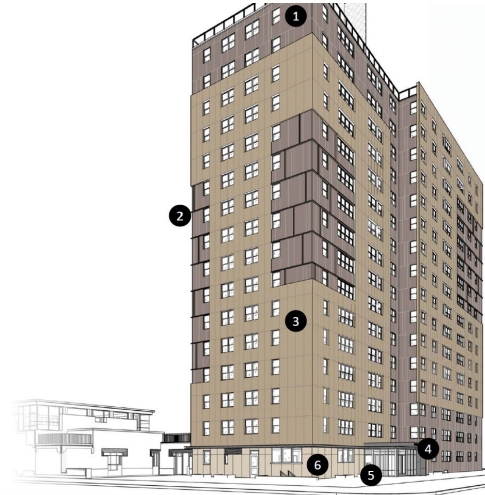
- ✓ Gas stoves will be replaced with electric stoves.
 - Ownership will continue to cover the cost of electricity.
 - Ownership will be providing residents with new pots and pans and will offer cooking demonstrations on the new stoves.
- ✓ Heat Pump Systems will be installed in every unit providing residents with an energy efficient and personalized heating and cooling upgrade.
 - The heat pump will be installed below your window to allow for the full use of the window, and will replace your in-window A/C unit.



Façade Upgrades

- The Saratoga Village façade is being 100% replaced with a rainscreen over-clad system.
- This major upgrade will address the decaying bricks that you currently see.
- This system will also improve the building's energy efficiency and insulation, ensuring the building stays warm in the winter and cool in the summer.

- 1 IN-fill MATERIAL**
Fiber Cement Board
Swiss Pearl Nobilis
Granite 622
- 2 PROJECTING FRAME MATERIAL**
Cemantic M2001
Woods Greenwood
JF1205B - A
- 3 FIELD MATERIAL**
Fiber Cement Board
Swiss Pearl Patisia
Tutu P313
- 4 CANOPY MATERIAL**
Aluminum Panels
Alcobond Plus
The Classic Collection
New Age Dark Bronze Micro
- 5 PROFILED METAL MATERIAL**
Metal Evolutions Stone/Tree Mullions, Windows
Dark Bronze
- 6 BASE MATERIAL**
Fiber Cement Board
Swiss Pearl Patisia
Sirel P545



COMPLETION STATUS

❑ **Grounds and Landscaping** upgrades include:

- ❑ New outdoor lighting
- ❑ Pest and waste management
- ❑ Outdoor maintenance

❑ **Start date:** Beginning of 2027

❑ Wavecrest has started maintaining the grounds with:

- ❑ **Frequent Cleaning Routines:** Porters service buildings at least twice daily. Additional service provided as needed and/or upon request by residents.
- ❑ **Outdoor Spaces Cleaning:** Ongoing efforts to reduce litter and clutter around the campus, including the option to contact management for assistance to remove large and/or oblong items.
- ❑ **Future Trash Pickup:** Campus sanitation team members will start utilizing branded vehicles throughout the campus to bring trash to designated pickup areas.



COMPLETION STATUS

❑ **Security System** upgrades include:

- ❑ Updated camera systems
- ❑ New key fob system
- ❑ Upgraded intercoms
- ❑ Increased exterior lighting
- ❑ Security team in building



❑ **Community Center** upgrades include:

- ❑ Renovated design and aesthetics
- ❑ Painting
- ❑ Flooring
- ❑ Plumbing
- ❑ Electrical system upgrades
- ❑ Window replacement

❑ **Start date:** End of April 2026

❑ **Start date:** Early 2027

CONSTRUCTION TIMELINE

CONSTRUCTION SCHEDULE

Day 1

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



Days 2 to 4: Bathrooms

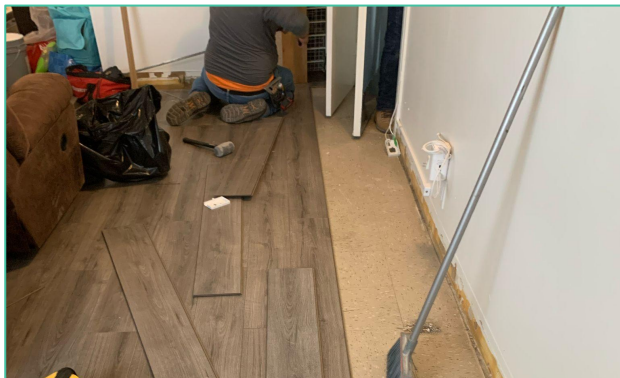
- Walls
- Tub
- Tile Flooring
- Vanity
- Accessories
- Toilet



CONSTRUCTION SCHEDULE

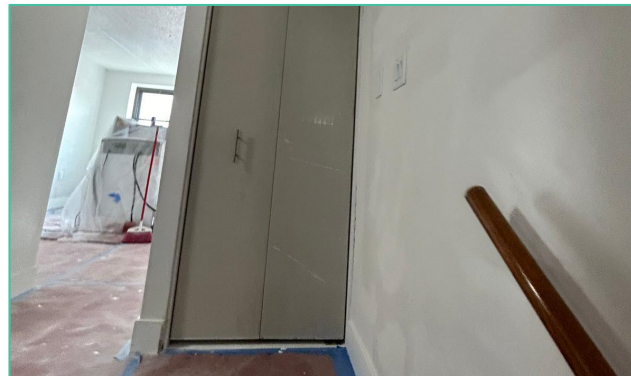
Days 5 to 8

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



Day 9 to 12

- Painting



Days 13 & 14

- Unit Completion
- Punch List
- Final Cleaning
- Walk-Through



RESOURCES

WHO TO CONTACT

For questions about construction, relocation, or design, please call:

- **Preservation Logistics:** 929-280-0263

For questions about work tickets or rent, please call:

- **Wavecrest Management:** (718) 463-1200; Ext: 4405

For questions about SNAP, financial assistance, or one shot deals, please call:

- **Bed Stuy Restoration:** 718-636-6994

For questions about income or household composition changes, or to submit your annual recertification:

- **NYCHA's Leased Housing Department:** Use the NYCHA Self-Service Portal or call the NYCHA CCC: 718-707-7771



MAINTENANCE

Property Meld

- ❑ Wavecrest's new maintenance system is called **Property Meld**.
- ❑ You can access Property Meld from your phone (no app required), tablet, or computer. Scan the QR code below to save the Property Meld website to your phone.



If you have previously provided us with an e-mail address, you should have received an email from Property Meld that will walk you through getting started.

Work Orders

- ❑ Work orders can be submitted through your resident portal. Scan the QR code below to save the resident portal to your phone.
- ❑ If you are having issues submitting your work orders, please reach out to the Property Management office:

Email: OHSG@twmt.net
Number: (718) 463-1200; Ext: 4405

*Residents can also go to
30 Mother Gaston Blvd.*



SOCIAL SERVICES

- ❑ **Bedford Stuyvesant Restoration Corporation** is a social services provider that is a part of the PACT team, with the purpose to support and expand services by tailoring them to the developments.
- ❑ Restoration's focus is to provide PACT residents services such as:
 - ❑ Career Development
 - ❑ Financial Wellness
 - ❑ Health Services
 - ❑ Violence Prevention
 - ❑ Recreational Programming



Dear Residents of Saratoga Village

Restoration Is Onsite to Serve the Community
Please see below for Office and Services Information

Office Location	33 Saratoga Ave Apt 6D Brooklyn, NY 11213
Office Hours	Thursdays from 2:00PM- 5:00PM
Benefit Services	We can help with enrollment in: <ul style="list-style-type: none"> • Snap • Rental assistance • Cash assistance • And more!
Workforce Development Services	We're here to help you navigate the workforce through: <ul style="list-style-type: none"> • Job Training • Job Placement • And more!
Financial Counseling Intake	We want to help you strengthen your finances by supporting you to: <ul style="list-style-type: none"> • Establish / Improve credit • Budgeting • And more!
Contact Us	Phone: (718) 636-6994 Email: services@restorationplaza.org

To make an appointment FOR FREE one-on-one professional financial counseling and coaching visit www.restorationplaza.org or call us!

BUILDING SKILLS

- ❑ Building Skills NY (BSNY) is a nonprofit construction workforce development organization connecting underemployed and unemployed New Yorkers to construction training and job opportunities throughout New York City.
- ❑ We will be working with BSNY's hallmark job placement program to reduce the barriers to entry for prospective workers with job training and job placement opportunities both at OHSG and other projects across the city.

Please give your contact information to a PACT Partner after this meeting if you are interested in this program!



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
- o

PACT PARTNERS:



Wavecrest Email: OHSG@twmt.net

Number: (718) 463-1200; Ext: 4405

**For Residents of
Ocean Hill & Saratoga Village:**

**For Residents of
Bed Stuy Rehab, Stuy I & Stuy II:**

Address: 30 Mother Gaston Blvd

Address: 835 Gates Ave

Contact us if you have questions about the following topics:

- o Repairs & work orders
- o Rent
- o Future meeting dates and topics
- o Design and construction

Thank You!

Questions?