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INTERIOR DESIGN CONCEPT PRESENTATION

NYCHA | OHSG

STUY GARDENS II

# 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.



Development partners bring design and construction expertise. They address all the physical needs at the development.

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

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.

# Take a Look at Your New Kitchens & Bathrooms!

Model apartments expected May/  
June 2024



*Basic Bathroom Render*



*Basic Kitchen Render*

# Waste & Maintenance Feedback Summary

## Waste + Pest Management

- **Majority of Residents Favor Recycling Rooms**

- **Concerns about removal of waste collected in these rooms; don't want to draw more rodents**
- **Rooms should be monitored with a camera for safety and rule enforcement**
- **Request for unused storage room to be recycling AND tenant storage**

- **Pest Management:**

- **Concerns of bed bugs, rodents & roaches**

- **Improper disposal was the primary grievance for residents**

- **Trash thrown out of windows**
- **People leave trash at the chute when it doesn't fit in the chute**
- **Boxes aren't properly broken down**
- **Glass disposal is a concern**

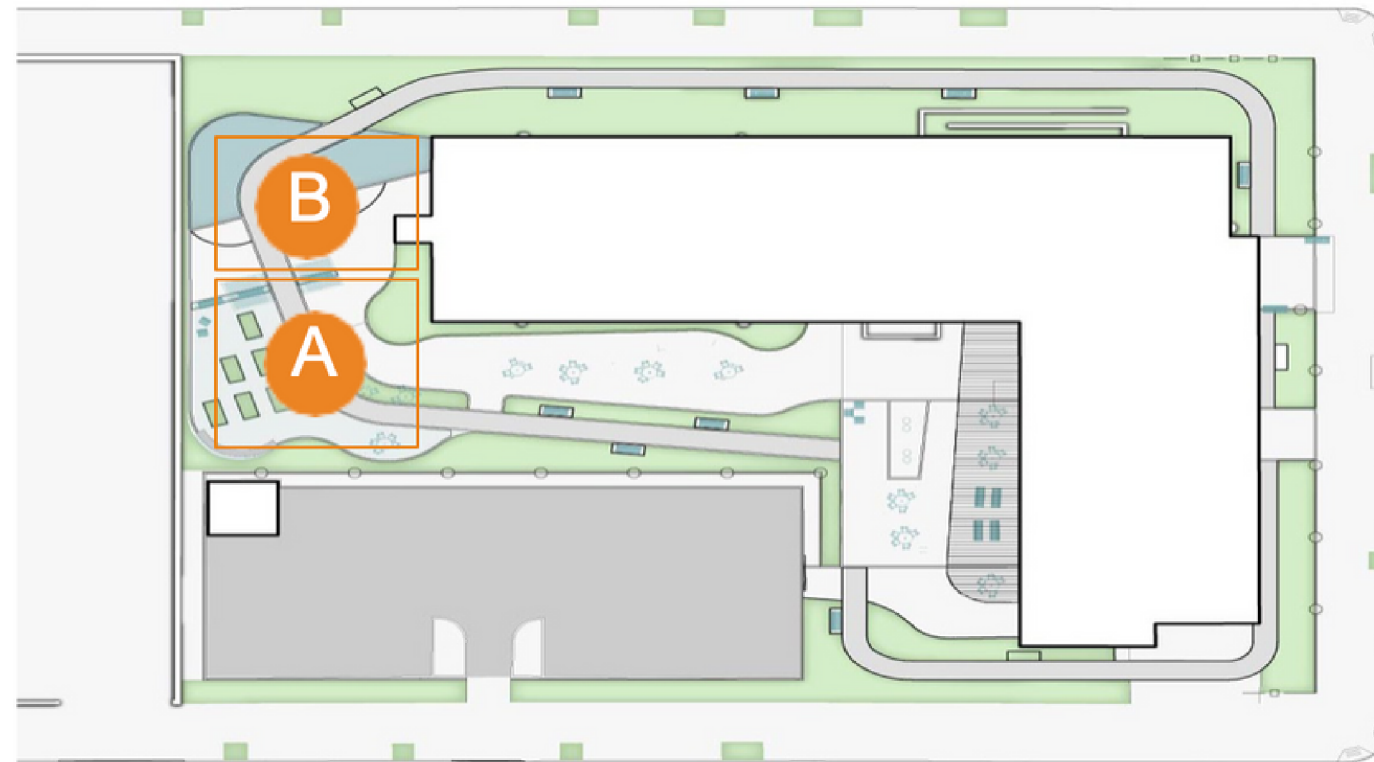
## Active Security + Site Safety

- **Residents requested better intercom with a camera at the front entrance.**
- **Request for parking access controls for the gate and security.**
- **Not enough exterior lighting; some residents don't feel safe after sunset.**

# Landscape Feedback Summary

### **A** Social Plaza

- Interest in Game Tables
- Interest in Covered Seating
- Programming Interests
  - Nighttime and daytime usage outside
  - Balance of group and individual usage
  - Expand current community center programming into the outdoor space
- Overwhelming interest in maintaining/ expanding grilling
- Interest in Community Garden
  - Need assistance with management
  - Desire for taller planter boxes



### **B** Fitness

- Overwhelming interest in a walking path, both for fitness as well as increasing a sense of safety at the site.
- Mixed reaction to addition of adult fitness equipment
- Interest in moving exercise classes (Zumba and yoga) currently housed in the community center into an outside space

# Landscape Feedback Summary

## Other / General Feedback

- **Landscape Design**

- Overall need for more shade in the outdoor spaces to allow for seasonal, all-day usage
- Numerous complaints about the smells of the ginkgo trees when they fruit
- Recommendations to refresh landscaping along Gates and Malcolm X
- Need for an arborist to manage trees, especially after large storms
- Complaints of significant ponding around site

- **Security**

- Inadequate lighting leaves the site too dark
- Complaints about unmonitored front entrance in which people come in and wander the hallways
- Desire for fob/key access at all doors to the outside

- **Fencing**

- Requests for fencing to be replaced, specifically in the parking lot

- **Utilities and Amenities**

- Complaints about heating and cooling systems inside the building being ineffective and sporadic
- Need for laundry improvements

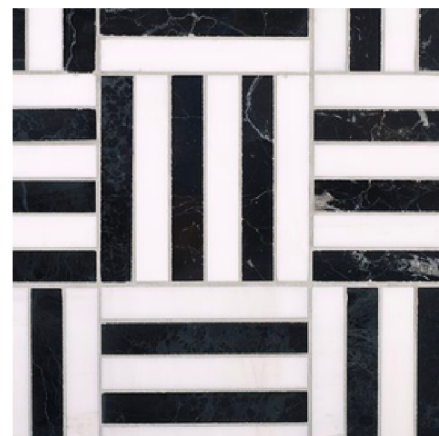
- **Community Center**

- Current closing time at the community center is too early (5pm)
- Desire for programmed events happening outside, potentially once or twice a year

# DESIGN CONCEPT

## STUY GARDENS II - Brooklyn Retro Glam

Reminiscent of the early-20th century. Art deco modern furniture, vintage-inspired wallpaper, and bold geometric patterns. Use of a color palette inspired by the retro era in jewel tones.



# Stuyvesant Gardens 2 - RETRO GLAM

Building: 150 Malcolm X Blvd

Area(s): LOBBY / MAIL AREA

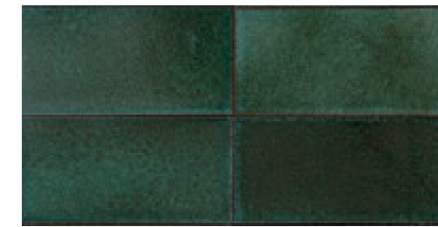


**LOBBY / MAIL AREA**

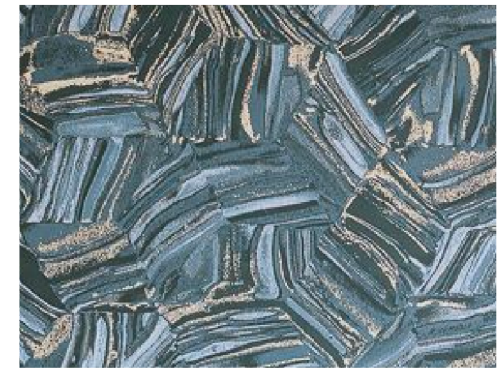
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CENTER  
CHANDELIER



ELEVATOR WALL TILE



WALLPAPER ABOVE  
MAIL AREA



LOBBY FLOOR PATTERN  
WITH PORCELAIN FLOOR

# Stuyvesant Gardens 2 - RETRO GLAM

Building: 150 Malcolm X Blvd

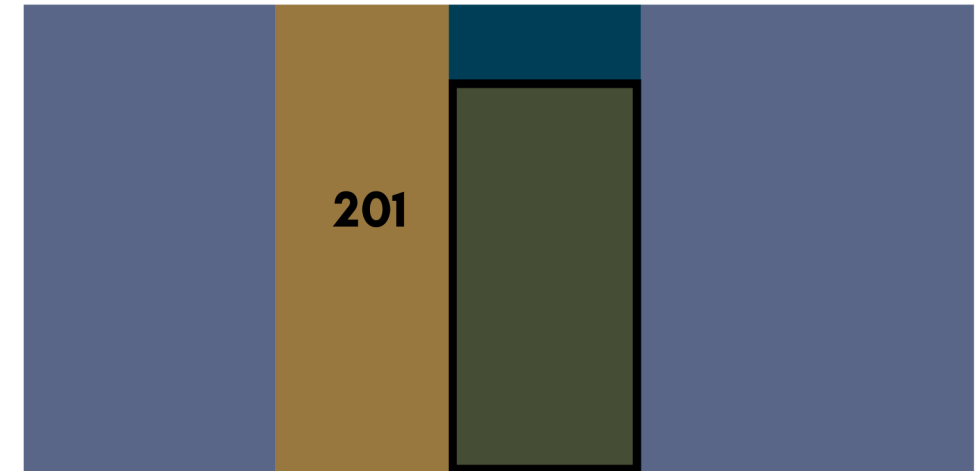
Area(s): TYPICAL CORRIDOR



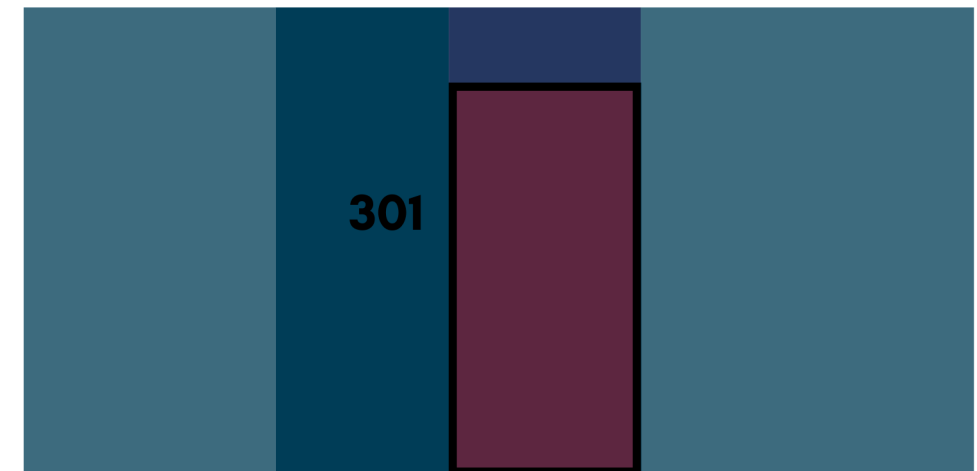
CORRIDOR  
FLUSHMOUNT



LVT FLOORING



201



301

TYPICAL CORRIDOR

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CORRIDOR WALL PAINT COLORS INSPIRATION

# Stuyvesant Gardens 2 - RETRO GLAM

Building: 150 Malcolm X Blvd

Area(s): FIRST FLOOR - LAUNDRY ROOM



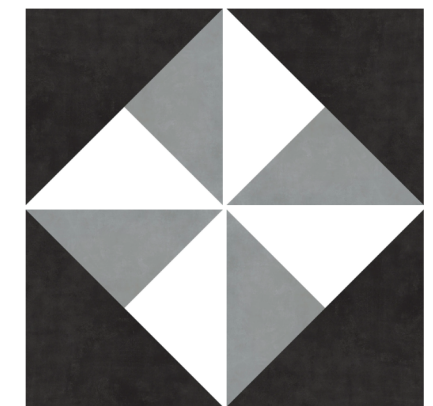
FLUSHMOUNT  
CEILING LIGHT



WALL COLORS  
FOR CMU



CEILING  
COLOR



PORCELAIN  
FLOOR TILE

## LAUNDRY ROOM

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# Stuyvesant Gardens 2 - RETRO GLAM

Building: 150 Malcolm X Blvd

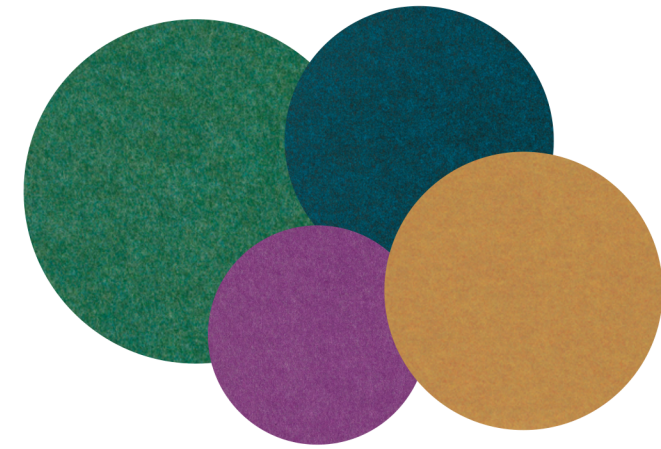
Area: COMMUNITY LOBBY + MULTIPURPOSE ROOM + KITCHEN



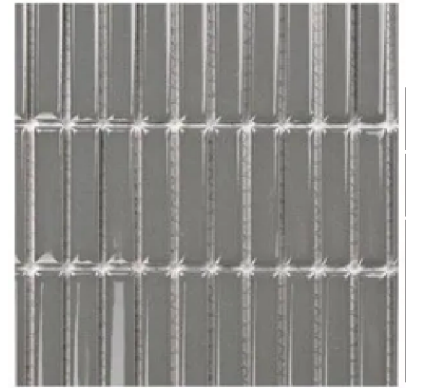
**MULTIPURPOSE ROOM**

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ACOUSTICAL CLOUDS



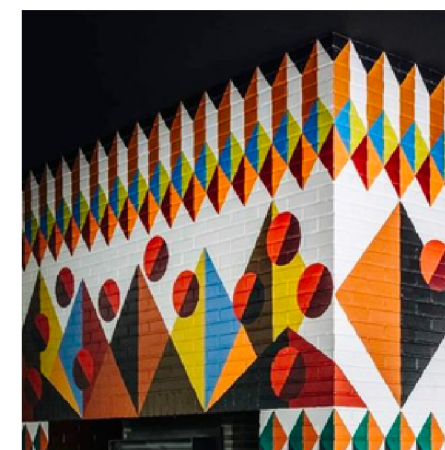
COLUMN TILE



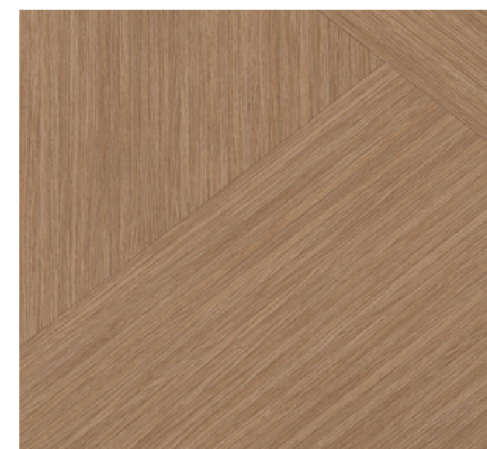
MULTI PURPOSE  
ROOM WALL  
COLOR



CEILING COLOR



VINYL WALL MURAL  
INSPIRATION



LVT FLOORING  
THROUGHOUT

# Stuyvesant Gardens 2 - RETRO GLAM

Building: 150 Malcolm X Blvd

Area: RISEBORO OFFICE

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**RISEBORO OFFICE**

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