



WELCOME!

Bed Stuy Rehab Update Meeting

Monday, September 15 2025

The meeting will begin shortly.

¡BIENVENIDO!

Reunión de actualización de otoño

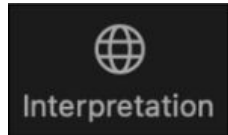
Lunes, 15 de Septiembre, 2025

La Reunión Comenzará Pronto.



Si necesita interpretación en español:

- ✓ Selecciona "Interpretation" en el panel de la parte inferior de la pantalla



- ✓ Selecciona "Spanish"

BED STUY REHAB UPDATE MEETING

Monday, September, 15, 2025



Agenda

PACT Overview

- What is PACT
- How PACT Works
- PACT Resident Protections

Interior Design Updates

- Design Concept
- Vestibule Entrance
- Typical Corridor
- Community Room
- Laundry Room

Next Steps

- All Sites Fall Update Meeting
- Available Resources

Q&A





PACT OVERVIEW

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

RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards rent.*

*Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

TEMPORARY RELOCATION

In some cases, due to the extent of the construction work, temporary moves may be necessary. Residents have the **right to return** to their original apartment after the renovations are complete, and the PACT partner will pay for any packing and moving expenses.

RIGHT-SIZING

All households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

RESIDENT ORGANIZING

Residents continue to have **the right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

JOB CREATION

The PACT partner is required to set aside 25% of all labor hours **for NYCHA residents** seeking employment in construction or property management.

For more detailed information, please scan the QR code or visit the Resident Resources page on our PACT Website: on.nyc.gov/nycha-pact



The background of the image features a repeating geometric pattern of light gray lines on a white background. The pattern consists of interconnected squares and diamonds, creating a grid-like structure with some diagonal lines. A solid dark blue horizontal band runs across the middle of the image, containing the text.

INTERIOR DESIGN

DESIGN CONCEPT

BEDSTUY REHAB - Brooklyn Graffiti Revival

Celebrate the street art culture of Brooklyn by incorporating graffiti-inspired murals in communal areas. This urban and edgy design concept pays homage to the local art scene while creating a dynamic living environment.



Bedstuy Rehab - BROOKLYN GRAFFITI REVIVAL

BUILDING: 701 WILLOUGHBY STREET

Area: VESTIBULE ENTRANCE



CEILING
FLUSHMOUNT



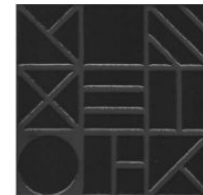
CEILING COLOR



MAILBOX PANEL
COLOR



WALL COLOR



WALL TILE
BEHIND
MAILBOX AREA



FLOOR PATTERN
VESTIBULE 8"x8"
STAIR RISER + TREAD
2"x2"

VESTIBULE ENTRANCE

Images shared are for design concept assessment, selections to be NYCHA Approved.

Bedstuy Rehab - BROOKLYN GRAFFITI REVIVAL

BUILDING: 213 HART STREET

Area: TYPICAL CORRIDOR



CEILING
FLUSHMOUNT



CEILING COLOR



DOOR + TRIM
SW 6509



WALL COLOR



ELEVATOR
COLOR



LVT FLOOR TILE
18"x18"

TYPICAL CORRIDOR

Images shared are for design concept assessment, selections to be NYCHA Approved.

Bedstuy Rehab - BROOKLYN GRAFFITI REVIVAL

BUILDING: 701 WILLOUGHBY AVE

Area: FIRST FLOOR COMMUNITY ROOM

think
wilder
architecture



FLUSHMOUNT
CEILING LIGHT



COLUMN



NON MURAL
WALL COLOR



DOOR + STAIR
COLOR



24x48
CONCRETE LOOK
PORCELAIN
WALL / FLOOR TILE

COMMUNITY ROOM

Images shared are for design concept assessment, selections to be NYCHA Approved.

Bedstuy Rehab - BROOKLYN GRAFFITI REVIVAL

BUILDING: 701 WILLOUGHBY AVE

Area: FIRST FLOOR LAUNDRY ROOM



LAUNDRY ROOM

Images shared are for design concept assessment, selections to be NYCHA Approved.

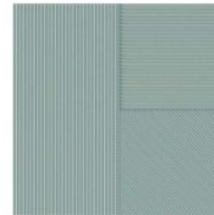
think
wilder
architecture



CEILING
FLUSHMOUNT



WALL COLOR



8x8
WALL TILE
APPLIANCE WALL
ONLY

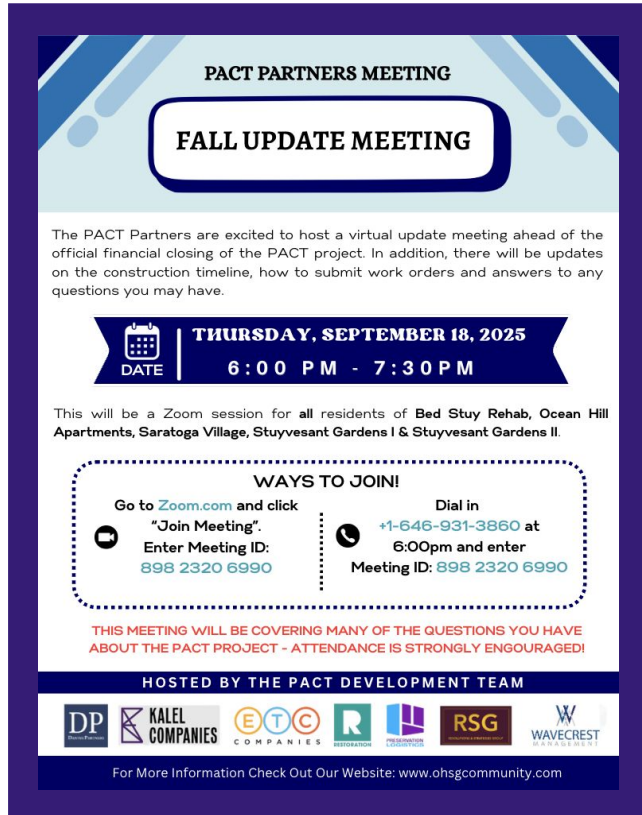


12 x 12
PORCELAIN FLOOR
TILE



NEXT STEPS

All Sites Fall Update Meeting



PACT PARTNERS MEETING

FALL UPDATE MEETING

The PACT Partners are excited to host a virtual update meeting ahead of the official financial closing of the PACT project. In addition, there will be updates on the construction timeline, how to submit work orders and answers to any questions you may have.

THURSDAY, SEPTEMBER 18, 2025
DATE | 6:00 PM - 7:30 PM

This will be a Zoom session for all residents of Bed Stuy Rehab, Ocean Hill Apartments, Saratoga Village, Stuyvesant Gardens I & Stuyvesant Gardens II.


WAYS TO JOIN!

Go to [Zoom.com](https://zoom.us) and click "Join Meeting".
Enter Meeting ID: 898 2320 6990

Dial in +1-646-931-3860 at 6:00pm and enter Meeting ID: 898 2320 6990

THIS MEETING WILL BE COVERING MANY OF THE QUESTIONS YOU HAVE ABOUT THE PACT PROJECT - ATTENDANCE IS STRONGLY ENCOURAGED!

HOSTED BY THE PACT DEVELOPMENT TEAM



For More Information Check Out Our Website: www.ohsgcommunity.com

This meeting will cover:

- Closing Date
- Past Meetings & Events

New Property Management Transition

- How to Pay Rent
- Online Portal Registration
- Repairs & Work Orders

What's Ahead

- Construction Timeline
- Continued Resident Engagement
- Office Hours & Location

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: info@ohsgcommunity.com

Contact us if you have questions about the following topics:

- Presentation material
- Design and construction
- Future meeting dates and topics
- Hiring and training



Q & A