PACT QUARTERLY MEETING



WELCOME!

Residents of Ocean Hill Apartments

Monday, October 19, 2026
Ocean Hill Community Center
305 Macdougal Street

AGENDA

01

CURRENT STATUS & UPDATES

- ❑ Milestones and Next Steps
- ❑ Completion Status
- ❑ Elevator Information
- ❑ Security System
- ❑ Parking Information

02

PRE-IN-UNIT CONSTRUCTION PREPARATION RECAP

- ❑ Your Resident Coordinators
- ❑ Noticing
- ❑ Preparing for Tenant-in-Place Construction
- ❑ Packing
- ❑ Temporary Relocation

03

CONSTRUCTION TIMELINE

- ❑ In-Unit Work
- ❑ Construction Schedule
- ❑ Safety Precautions

04

RENT AND MAINTENANCE RECAP

- ❑ Rent Collection
- ❑ Repair and Work Orders

05

RESOURCES

- ❑ Preservation Logistics
- ❑ Maintenance
- ❑ Building Skills
- ❑ Who to Contact

06

Q&A



CURRENT STATUS AND UPDATES

01

MILESTONES AND NEXT STEPS

COMPLETED MILESTONES

- Lease Signings
- Introducing Wavecrest Property Management
- Meeting on Section 8 Transfer
- **Project Closing on Thursday, September 25, 2025!**
- Quarterly PACT / Resident Update Meetings in December 2025, April 2026, and June 2026
- Phase 1 Security System Installation
- Boiler Upgrades

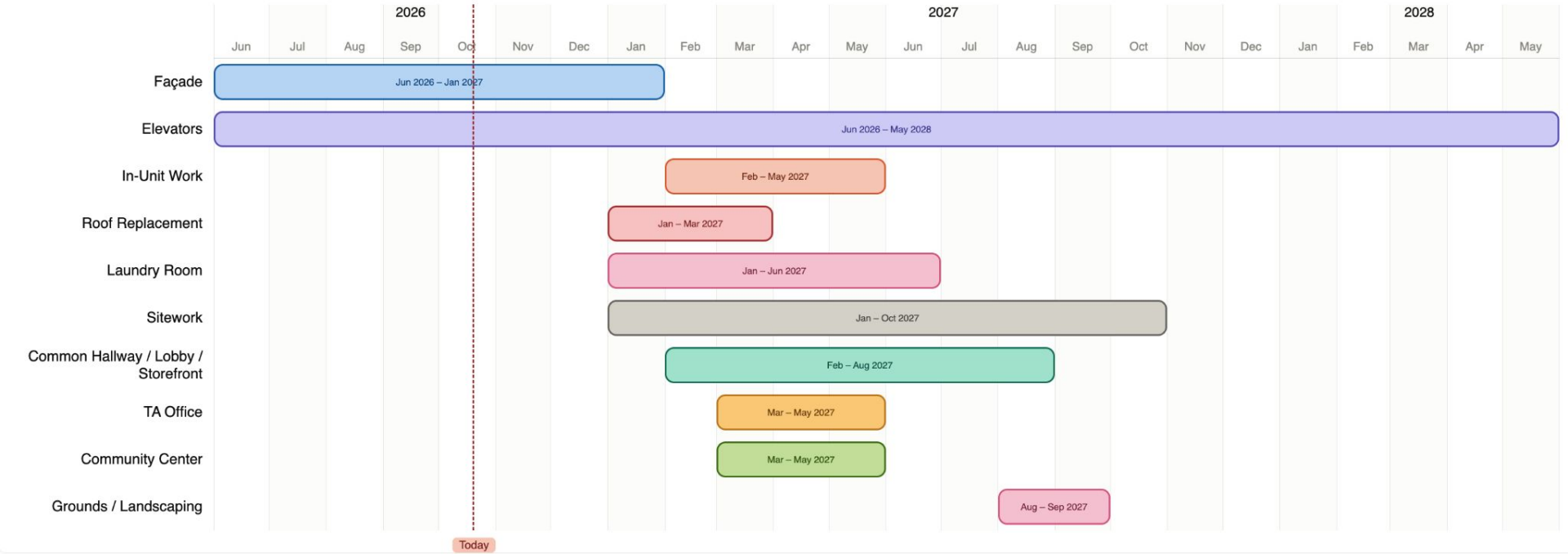
WHERE WE ARE NOW

- Phase 2 Security System Installation
- Façade Renovations
- Elevator Modernization

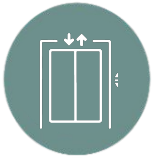
WHAT'S NEXT

- In-Unit Work
- Roof Replacement
- TA Office Renovations
- Laundry Room
- Community Room Renovations
- Sitework
- Ongoing Communications and Updates

COMPLETION STATUS



ELEVATOR INFORMATION



Two cars per building, one car will be worked on at a time.

24 MOTHER GASTON BLVD

- ❑ Started: **June 22, 2026**
- ❑ Anticipated Completion**: February 2027**

15 MOTHER GASTON BLVD

- ❑ Anticipated Start: **February 2027**
- ❑ Anticipated Completion: **September 2027**

309 MACDOUGAL ST

- ❑ Anticipated Start: **September 2027**
- ❑ Anticipated Completion: **May 2028**

24 MOTHER GASTON - 2 CARS
ELEVATOR 1: Anticipated Completion: October 23, 2026
ELEVATOR 2: ➔ Anticipated Start: **October 2026** ➔ Anticipated Completion: **February 2027**
15 MOTHER GASTON - 2 CARS
ELEVATOR 1: ➔ Anticipated Start: **February 2027** ➔ Anticipated Completion: **June 2027**
ELEVATOR 2: ➔ Anticipated Start: **June 2027** ➔ Anticipated Completion: **September 2027**
309 MACDOUGAL - 2 CARS
ELEVATOR 1: ➔ Anticipated Start: **September 2027** ➔ Anticipated Completion: **January 2028**
ELEVATOR 2: ➔ Anticipated Start: **January 2028** ➔ Anticipated Completion: **May 2028**

SECURITY SYSTEM

PHASE 1: CURRENTLY COMPLETE

- ❏ The old NYCHA cameras were removed and replaced with new cameras that only Kalel and Wavecrest have access to.. .

PHASE 2: SCHEDULED FOR BEGINNING OF 2027

- ❏ Permanent camera installations
- ❏ Cameras will remain after hallway and lobby renovations
- ❏ Installment of:
  - ❏ Roof alarms,
  - ❏ Intercom systems
  - ❏ Access controls.



PARKING INFORMATION

CLOSURES

- **24 MOTHER GASTON**
  - Closed until **end of 2026**.
- **15 MOTHER GASTON**:
  - Will be closed **early/mid 2027.**

PARKING PERMITS

- To join the parking lot waitlist, please pick up parking permit application from the management office at **24 Mother Gaston.**





PRE-IN-UNIT CONSTRUCTION PREPARATION RECAP

02

YOUR RESIDENT COORDINATORS - PRESERVATION LOGISTICS

Ruby Rojas	**Jahlil Mack**	**Tony Curtis**	**Kajuan Scott**
Project Manager	Resident Coordinator	Resident Coordinator	Resident Coordinator

Residents will be assigned a Resident Coordinator 90 - 60 days before in-unit construction is scheduled.

24 MOTHER GASTON	
All Lines	Kajuan Scott
2-9C (UFAS)	Tony Curtis

15 MOTHER GASTON	
All Lines	Jahlil Mack
2-8F (UFAS)	Tony Curtis
2B/C (UFAS)	Tony Curtis

309 MACDOUGAL	
A Line	Kajuan Scott
B Line	Jahlil Mack
C Line	Kajuan Scott
D Line	Jahlil Mack
E Line	Kajuan Scott
F Line	Jahlil Mack
2-9A (UFAS)	Tony Curtis

If you have not received your assigned Resident Coordinator's contact information,
please reach out to Preservation Logistics at 929-280-0263.

NOTICING

- ❏ During the construction and relocation phase, residents will be notified in advance of each phase of work. This includes invasive and/or non-invasive, interior and/or exterior, as well as building wide and/or unit-specific work.

- ❏ When possible, residents will receive notice at least 30 days in advance, with a **minimum of 7 days notice prior** to any scheduled activity.

- ❏ Emergency notifications will be posted as promptly as possible, ensuring a **minimum notice of 24 hours**.



NOTIFICATION METHODS

- **Door Postings**: Notices/flyers/letters are taped on your door or placed in a protective sleeve hung on the doorknob.
- **Hand Delivery:** Notices/flyers/letters are given directly to resident.
- **Common Areas:** Non-unit specific general notices/flyers/letters are to be posted in all public areas.
- **Unit Visits:** Coordinators will visit residents in their home to explain upcoming construction and/or confirm your availability.
- **Phone/Text/Email:** including contacting any emergency contacts and/or other persons listed on file (please make sure your coordinator has your up-to-date contact information).



RENOVATION PLANS

Tenant-In-Place

- Construction happens in your unit between **8:00am to 5:00pm**.
- Hospitality suites will be available for your use while construction is ongoing.
- You may return to your unit each day **after 5:00pm**. Depending on the type of work being performed, you may also have the option to remain in your unit during construction.
- Estimated total duration of construction is **less than 30 days**.



HOSPITALITY SUITES

- Fully furnished suites available from **8:00 am to 5:00 pm** in your development.
- Living room, dining room, fully equipped kitchen, WiFi, and Cable.



PREPARING FOR TENANT-IN-PLACE CONSTRUCTION

- Packing and moving resources will be provided to you.
- Your Resident Coordinator will notify you **21-days in advance** of your scheduled construction start date.
- Start packing all non-essential items or items likely not to be used during the time your unit is under construction.
- Feel free to start packing in advance of your **21-day notification**.

ESSENTIAL

VS.

NON-ESSENTIAL

ITEMS

Essential Items will remain in your apartment for you to access and use throughout construction.

Non-Essential Items will be packed up and put in temporary storage.



NON-ESSENTIAL: WHAT YOU SHOULD PACK FOR STORAGE



DÉCOR: STATUES, PICTURES, PAINTINGS, THROW PILLOWS, RUGS



NON-SEASONAL CLOTHING AND SHOES



LINENS AND TOWELS: ANYTHING MORE THAN WHAT'S LIKELY TO BE USED OVER A 30-DAY PERIOD



DISHES AND COOKWARE: ANYTHING MORE THAN WHAT'S LIKELY TO BE USED OVER A 30-DAY PERIOD



CHILDREN AND PET ITEMS: ANYTHING MORE THAN WHAT'S LIKELY TO BE USED OVER A 30-DAY PERIOD

- ❑ Non-essential items will be placed in temporary storage.
- ❑ Depending on its size some furniture may be required to go into temporary storage.
- ❑ Moving resources will be provided to you to ensure the safe and secure transport of your items to and from the temporary storage unit.

ESSENTIAL: WHAT YOU SHOULD NOT PACK FOR STORAGE

- ❑ Identification, contracts, medical records, or anything critical.
- ❑ **Valuables:** Jewelry, small electronics, or other high-value items.
- ❑ **Medications:** Daily prescriptions and emergency medication.
- ❑ **Toiletries:** Toothbrush, toothpaste, soap, and other hygiene essentials.
- ❑ **Clothing:** A few changes of clothes and weather-appropriate items.
- ❑ **Special Needs:** Personal items for children, pets, or unique circumstances. Chargers: For phones, laptops, or other devices.
- ❑ Bedding and towels
- ❑ A few regularly used plates, cookware and cooking utensils
- ❑ Personal accessories and appliances such as purses, hair dryers, and curling irons
- ❑ **Living Room furnishings:** Seating, table, TV (not mounted on wall)
- ❑ **Dining Room furnishings:** Table and Chairs
- ❑ **Bedroom(s) furnishings:** Bed/sleeping arrangement and boxes/suitcases of clothing and other necessities.

TEMPORARY RELOCATIONS

You and your family could potentially be relocated to a completed vacant unit for the duration of construction

Three Reasons for Temporary Relocations

1. **Environmental Hazards:** If there are hazards such as lead or asbestos detected in your home you will be relocated for **less than 5 days** while the hazards are removed.

2. **Accessible Units:** If your unit has been selected to be modified with larger doorways, a roll-in shower, etc. to accommodate persons with disabilities, your coordinator will work closely with ETC to ascertain a return date, communicating all updates regarding the return date to you.

3. **Reasonable Accommodations:** If you have a health issue that may be impacted by the ongoing construction in your unit you can apply to be relocated while your unit is under construction. The relocation would be **less than 30 days**.



CONSTRUCTION INFORMATION

03

IN-UNIT WORK

24 MOTHER GASTON BLVD

- ❑ Anticipated Start: **February 2027**
- ❑ Anticipated Completion: **March 2027**

15 MOTHER GASTON BLVD

- ❑ Anticipated Start: **March 2027**
- ❑ Anticipated Completion: **April 2027**

309 MACDOUGAL ST

- ❑ Anticipated Start: **April 2027**
- ❑ Anticipated Completion: **May 2027**

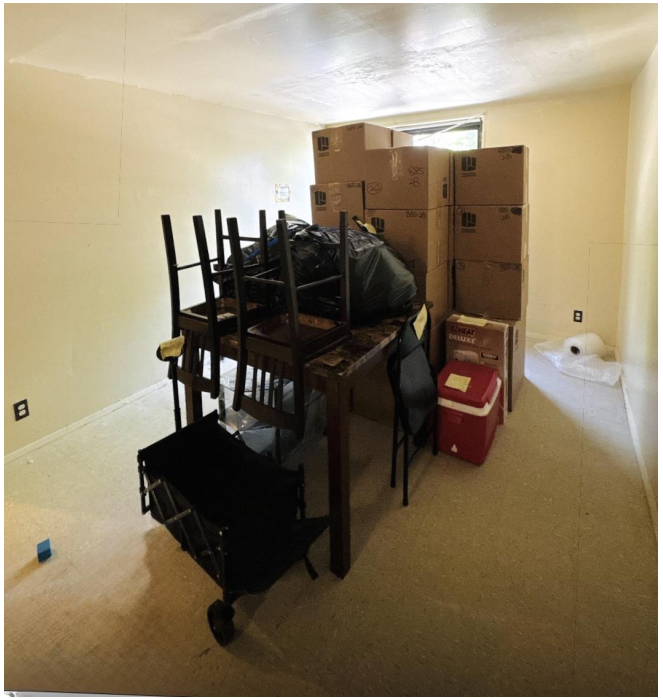




PACKING VISUAL

Examples of how your unit should look after packing:

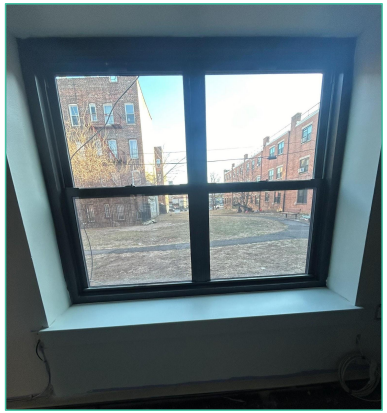




CONSTRUCTION SCHEDULE

Day 1

- ❑ Replacing all your windows
- ❑ Electrical Prep
- ❑ Dedicate Circuits



Day 2

- ❑ Smoke Detectors
- ❑ Light Fixtures
- ❑ Entry Door
- ❑ AC Install
- ❑ Blinds install



Days 3 to 5: Bathrooms

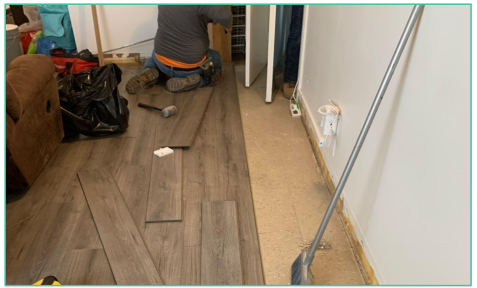
- ❑ Walls
- ❑ Tub
- ❑ Tile Flooring
- ❑ Vanity
- ❑ Accessories
- ❑ Toilet
- ❑ Firestop / Inspections
- ❑ Demo Interior Closet Doors
- ❑ Replace Doors / Closets Throughout Units



CONSTRUCTION SCHEDULE

Days 6 to 9

- ❑ Kitchens and Flooring
- ❑ Unit Flooring
- ❑ Countertops
- ❑ Cabinets
- ❑ Appliances: Stove, Refrigerator, Oven
- ❑ Backsplash / Tile Base
- ❑ Plumbing
- ❑ Firestopping / Inspections
- ❑ Replace Heating Covers



Day 10 to 13

- ❑ Painting



Days 14 & 15

- ❑ Door Stops
- ❑ Punch List
- ❑ Unit Sign Off



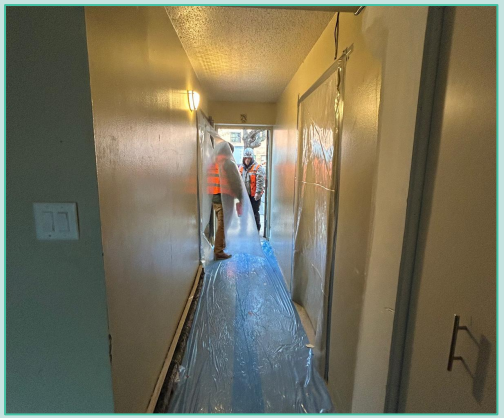
SAFETY PRECAUTIONS

Safety measures are taken at every step to ensure that you and your family are safe throughout the duration of construction.

- Layering of protective materials
- Pretesting to determine hazards that may be present
- Daily cleaning of in-unit construction areas
- Dust mitigation with HEPA filter

ALL ITEMS ARE REQUIRED TO BE COVERED AS THEY ARE BEING MOVED. IF YOU FEEL YOUR ITEMS ARE NOT BEING PROTECTED SUFFICIENTLY, PLEASE CONTACT YOUR RESIDENT COORDINATOR!







RENT AND MAINTENANCE RECAP

04

RENT COLLECTION - RECAP

Residents are responsible for paying their rent portion to Wavecrest Management.

- ❏ After receiving your first rent bill from Wavecrest, you may visit www.WavecrestManagement.com and click on "Pay Your Rent" to register for our resident portal using your email address.
  - ❏ This will allow you to make rental payments online using you bank account (routing number required) or any major debit card / e-check from a bank account. There is no transaction fee associated with using this option.
  - ❏ Credit cards are **NOT** an accepted form of payment.

- ❏ Residents may also pay your rent by mailing a check or money order to:

  Wavecrest Management
  PO Box 67067
  Newark, NJ 07101

- ❏ Residents of **Ocean Hill and Saratoga Village** can stop by the **Ocean Hill Property Management Office (30 Mother Gaston Boulevard)**

- ❏ All residents can also stop by the Wavecrest main office in Richmond Hill, Queens (87-14 116th Street) to drop off a check or money order.
  - ❏ Debit Card, Credit Card, and Cash payments are **NOT** accepted in-person.

WAVECREST MANAGEMENT

RENT COLLECTION - RECAP

For questions regarding your rent bill or any rental account charges, residents have the option to:

- ❏ Visit us in person at the **Property Management Office (30 Mother Gaston Boulevard)** to meet with your housing coordinator.
- ❏ Call the Property Management Office **718-463-1200; extension: 4405**
- ❏ Email the Property Management Office **OHSG@twmt.net**
- ❏ Reach out to Preservation Logistics at **rent@preservationlogistics.com** or visit the office at **150 Malcolm X Boulevard, 1K.**

As an added layer of support, residents also have the option to contact Wavecrest Management's main office, where a larger team of coordinators are available to answer any questions or concerns you may have about your rent bill / rental account charges.

- ❏ Simply email **charges@twmt.net** or call **718-463-1200; extension 7994**
- ❏ Upon registering for our online resident portal, you may log into your account to send a message to the department of your choice.
  - ❏ For assistance with the resident portal (registration, navigation, etc.) residents may email **portal@twmt.net** or call **718-463-1200; extension 7994**

We strive to respond to all resident inquiries within 24 to 48 hours.

WAVECREST MANAGEMENT

REPAIR AND WORK ORDERS - RECAP

To submit a repair or maintenance request:

- ❏ Visit us in person at the **Property Management Office (30 Mother Gaston Boulevard)**
- ❏ Call the Property Management Office: **718-463-1200; extension: 4405**
- ❏ Email the on-site Property Management team directly at **OHSG@twmt.net** or through our online resident portal

Additionally, residents may also contact our main office in Richmond Hill to submit a maintenance / repair request by emailing **Repairs@twmt.net** or calling **718-463-1200; extension: 7501**

If you experience an emergency (lack of heat / hot water, water leak, etc.) during non-business hours please call our after-hours hotline immediately (718-692-7178).

WAVECREST MANAGEMENT



RESOURCES

05

PRESERVATION LOGISTICS

If you need assistance with completing and submitting all required recertification paperwork (including income verification, household composition, and supporting documents), please contact Preservation Logistics at **929-280-0263** or **rent@preservationlogistics.com** or **scan the QR code below** to schedule an appointment at **150 Malcolm X Blvd:**

Office Hours: Monday - Friday: 9:30am - 4:00pm

PRESERVATION LOGISTICS

PRESERVATION LOGISTICS

In addition, Preservation Logistics also offers the following services:

- ***For all construction questions, comments or concerns:*** please contact Preservation Logistics by phone at **929-280-0263**, by email at **rent@preservationlogistics.com**, and in person at **150 Malcolm X Blvd, 1K.**

- **Lease Signing –** We will coordinate with management to schedule a lease signing appointment and walk you through every page of your lease agreement.

- **Rent Balances/Discrepancies** – Preservation Logistics can assist with rent discrepancies and can connect you with available rental assistance programs, payment plan options, and financial counseling resources to help you resolve any balance on your account.

- **Other Compliance Needs –** If there are additional issues affecting your household, our team will work with you directly to identify the appropriate next steps and connect you with the right resources.

PRESERVATION LOGISTICS

MAINTENANCE

PROPERTY MELD

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

WORK ORDERS

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

BUILDING SKILLS

BUILDING SKILLS NY

- **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!

WHO TO CONTACT

PRESERVATIONS LOGISTICS
929-280-0263

For questions about construction, recertification, relocation, or design.

WAVECREST MANAGEMENT
718-463-1200; Ext: 4405

For questions about work tickets, maintenance, and rent.

NYCHA

Please reach out to NYCHA's Leased Housing Department for income recertification, housing composition or income changes, and to learn more about transfer requests or the Housing Choice Voucher program.



THANK YOU!
Q&A?

www.ohsgcommunity.com