



WILSON HOUSES PACT: APARTMENT INTERIOR & COMMON SPACE RENOVATIONS

Thursday, February 22, 2024, 6PM - 8PM

DREAM Charter School East Harlem, 1991 2nd Ave, New York, NY 10029

AGENDA

01. PACT OVERVIEW
02. WHERE WE ARE NOW
03. APARTMENT INTERIOR & COMMON SPACE RENOVATION SCOPE OF WORK
04. SURVEY RESULTS AND RAFFLE
05. NEXT STEPS AND CONTACT US
06. QUESTIONS AND ANSWERS



01.

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 converted 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 AND 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 AND 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.

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.

02.

WHERE WE ARE NOW



Recap: 3 Community Meetings

August 2023

Exterior Community Spaces

Outdoor community spaces, outdoor fitness areas, seating, landscaping, play areas for children.

June 2023

Interior Community Spaces

Community room, laundry facilities, entrances & lobbies, trash and recycling improvements, security.

November 2023

Introduction to Shinda

New property manager upon conversion to PACT.

WE ARE
HERE

February 2024

Interior Apartment and Common Space Renovations

Spring 2024

Next workshops: lease signing, preparing for conversion.

What We Heard

Interior Facilities Feedback

- Community room with space for kids, seniors, and events
- Laundry facilities
- Indoor gym request
- Improved trash and recycling

Exterior Facilities Feedback

- Gardens
- Seating space and outdoor grill area
- Basketball courts
- Playground and splash pad

Overall

- Outside and inside security
- Improved lighting

This feedback has influenced the designs being shared today.

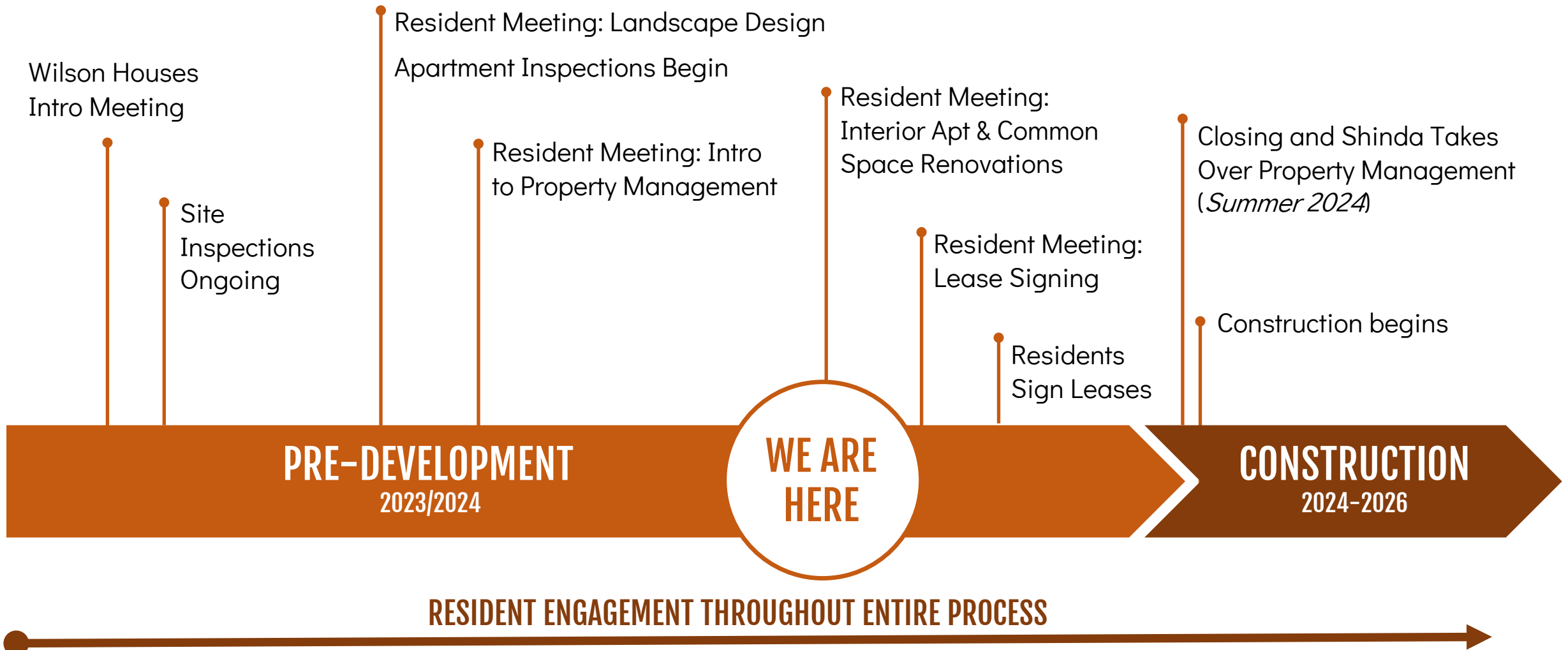


*Exterior Community Spaces Workshop
August 2023*



*Intro to Shinda Meeting
November 2023*

Project Timeline



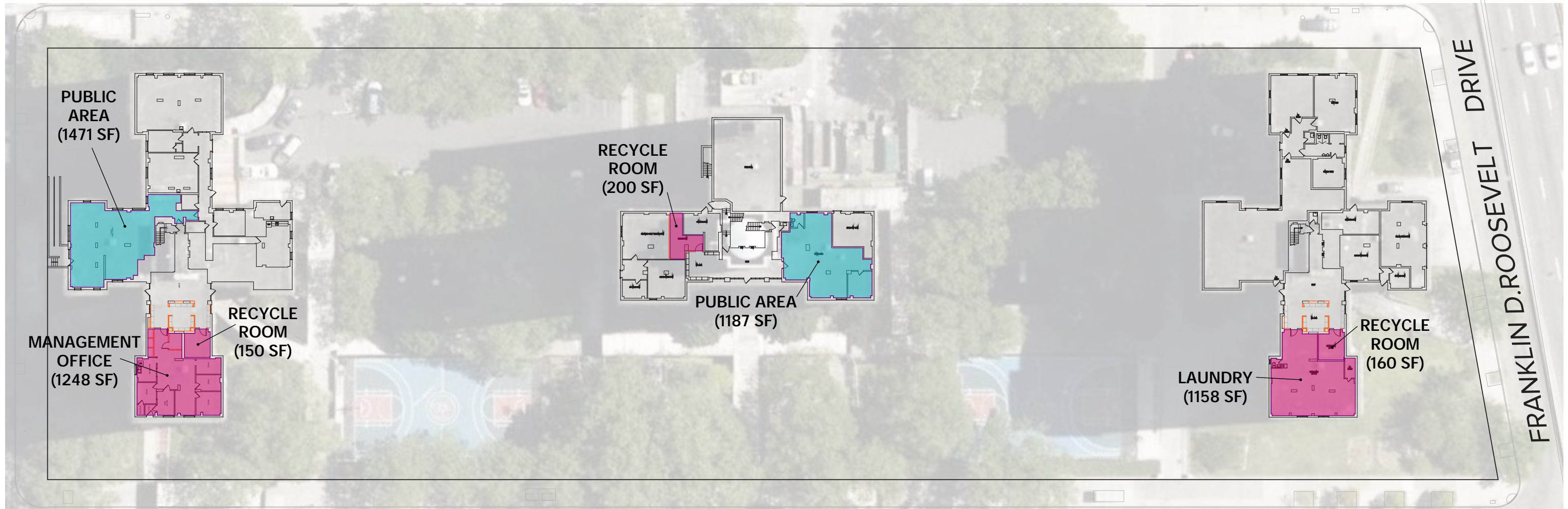
03.

APARTMENT INTERIOR & COMMON SPACE RENOVATION SCOPE OF WORK



Proposed Ground Floor

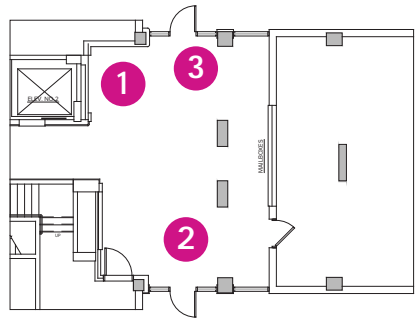
EAST 106TH STREET



EAST 105TH STREET

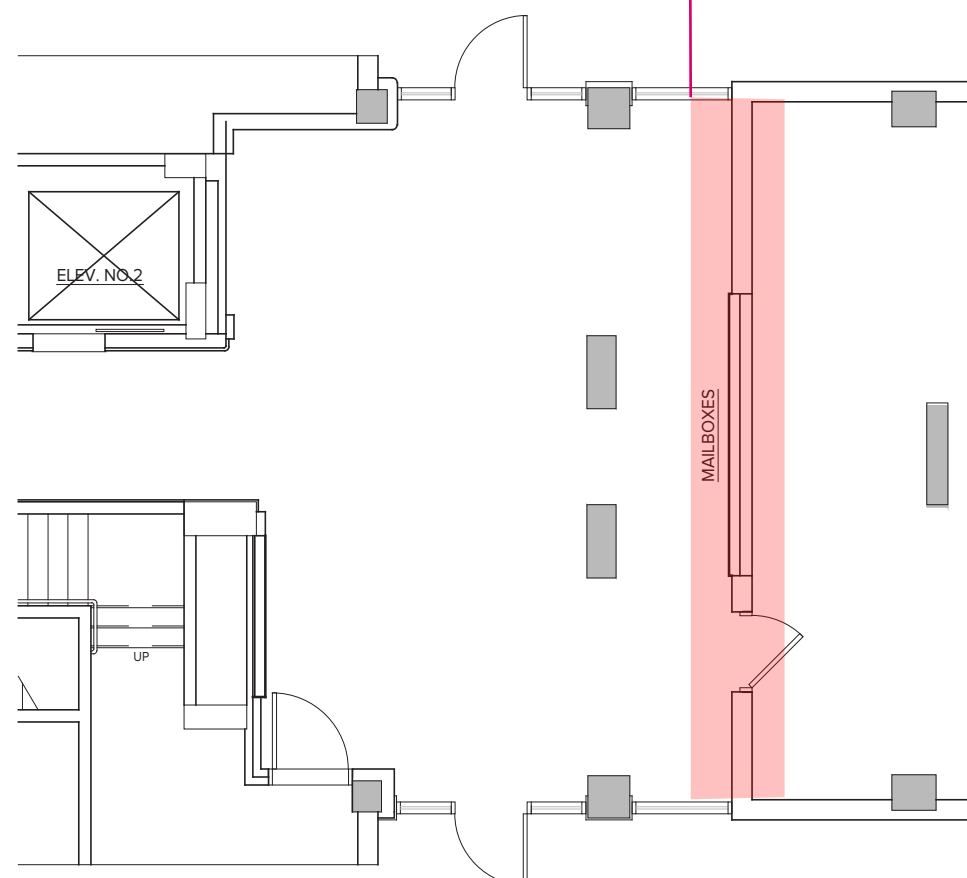
FOR ILLUSTRATIVE PURPOSES ONLY

Existing Lobby Conditions



Proposed Mail Area Plan

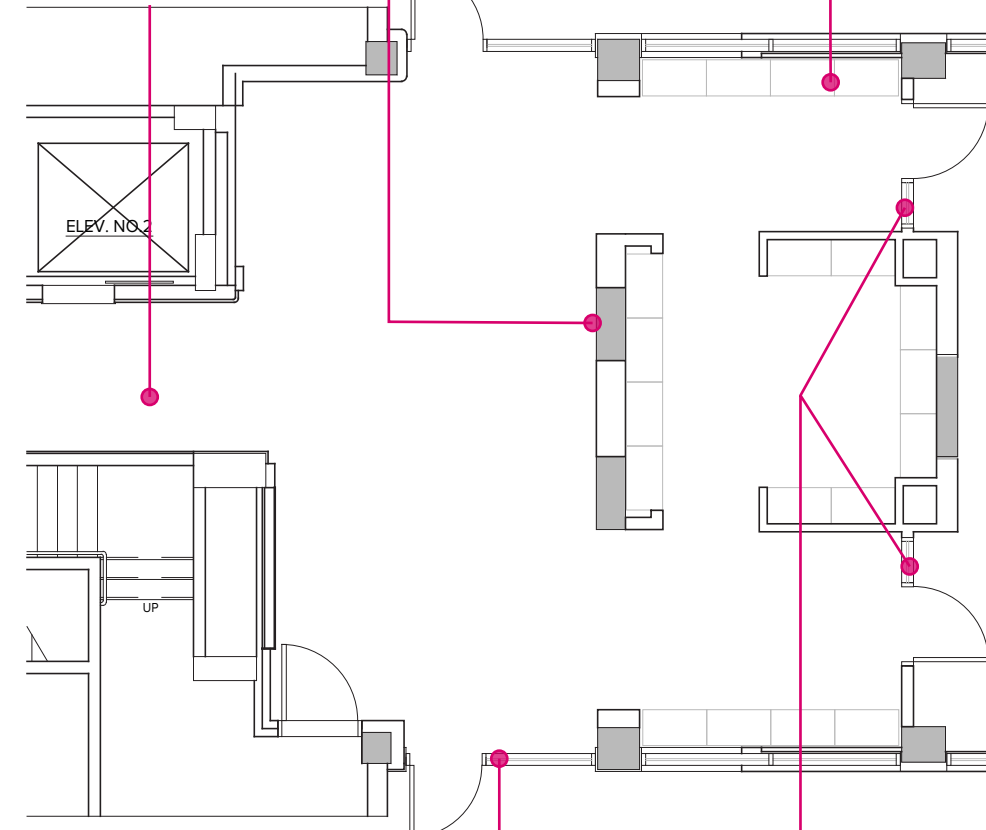
DEMOLISH EXISTING
MAILBOX AREA AND WALL



EXISTING LOBBY BUILDING NO. 1 & 3

KEEP, CLEAN, AND REPAIR AS
NEEDED EXISTING HISTORICALLY
SIGNIFICANT FINISHES.

NEW FLOORING
THROUGHOUT



NEW BUILDING
ENTRY DOOR AND
STOREFRONT

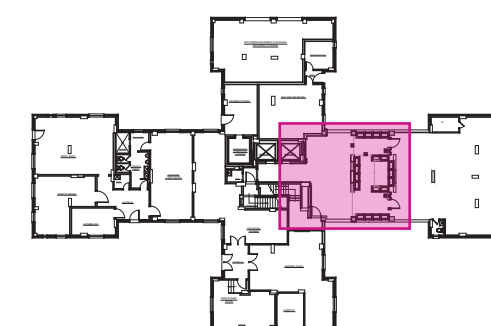
PROVIDE ALL NEW ADA
COMPLIANT MAIL AND
PARCEL BOXES

PROVIDE NEW STOREFRONT
AND DOORS TO RECYCLE
ROOM, LAUNDRY, AND/OR
MANAGEMENT OFFICE

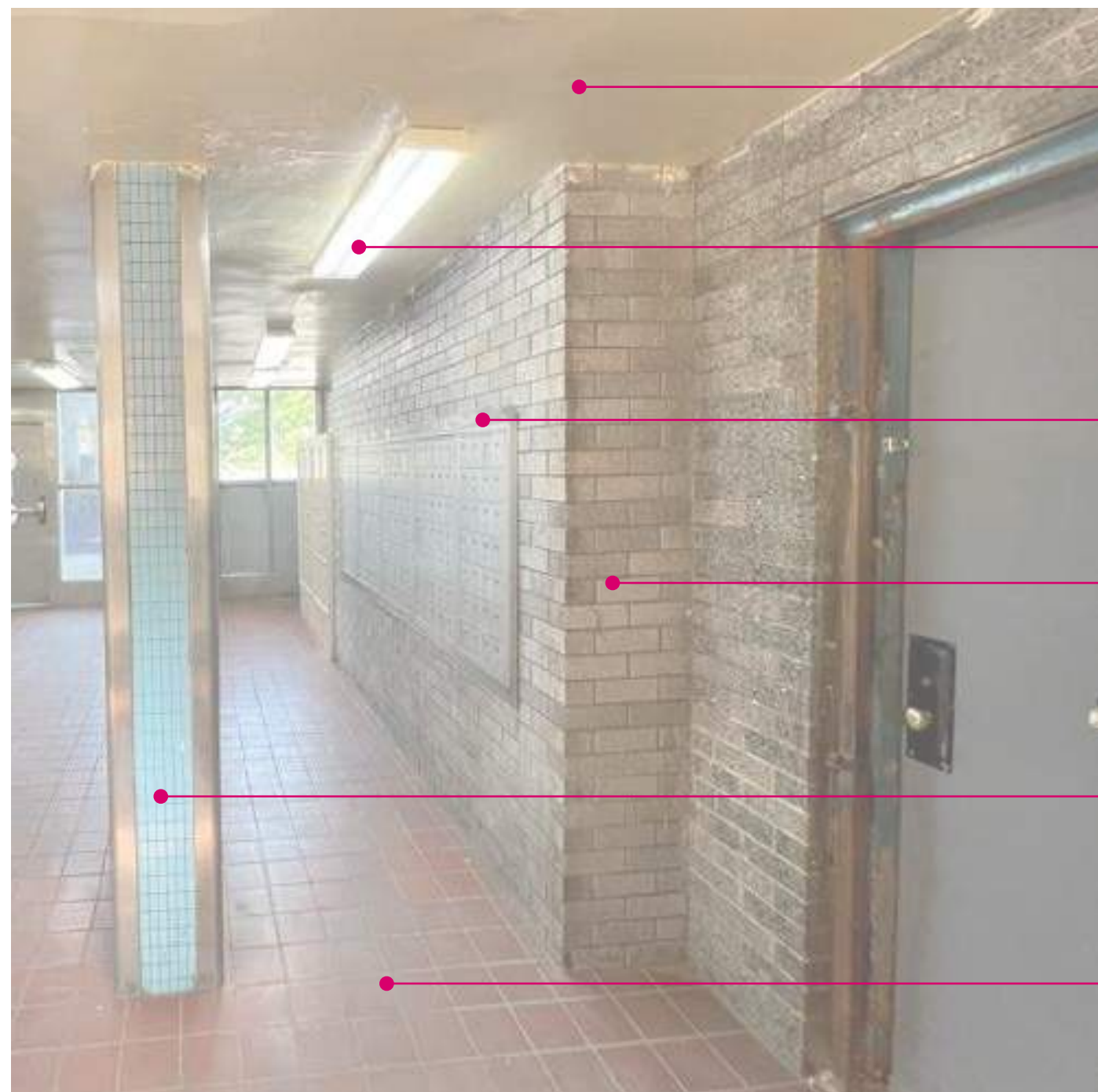
PROPOSED LOBBY BUILDING NO. 1 & 3



NEW MAILBOX CONFIGURATION



Proposed Lobby Finishes



EXISTING LOBBY

REPAIR EXISTING
CEILING (WHITE)

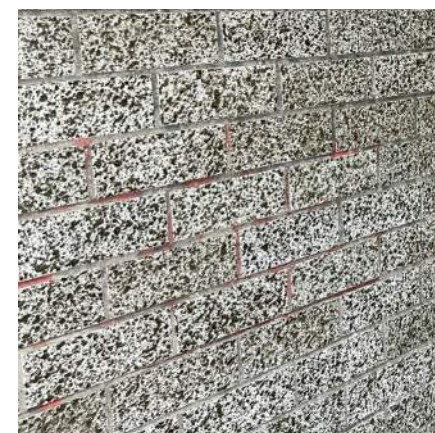
REPLACE ALL LIGHT
FIXTURES WITH
NEW LED FIXTURES

NEW MAILBOXES
PROPOSED FINISH:
DARK BRONZE

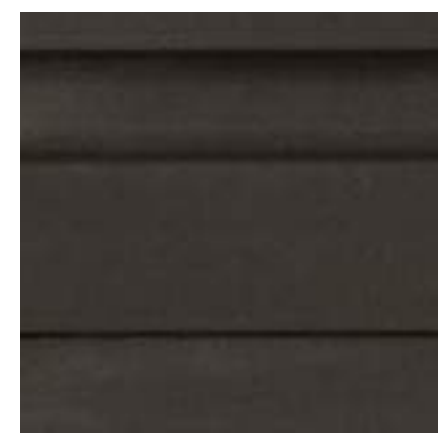
LAMINATE SOME AREAS
OF EXISTING BRICK WALL
AND RETAIN AS MUCH
OF THE EXISTING AS
POSSIBLE

CLEAN AND/OR REPAIR

NEW PORCELAIN
TILE FLOORING



REPAIR EXISTING CEILING (WHITE)



PROPOSED MAILBOX FINISH:
DARK BRONZE



EXISTING / ORIGINAL
CERAMIC TILE



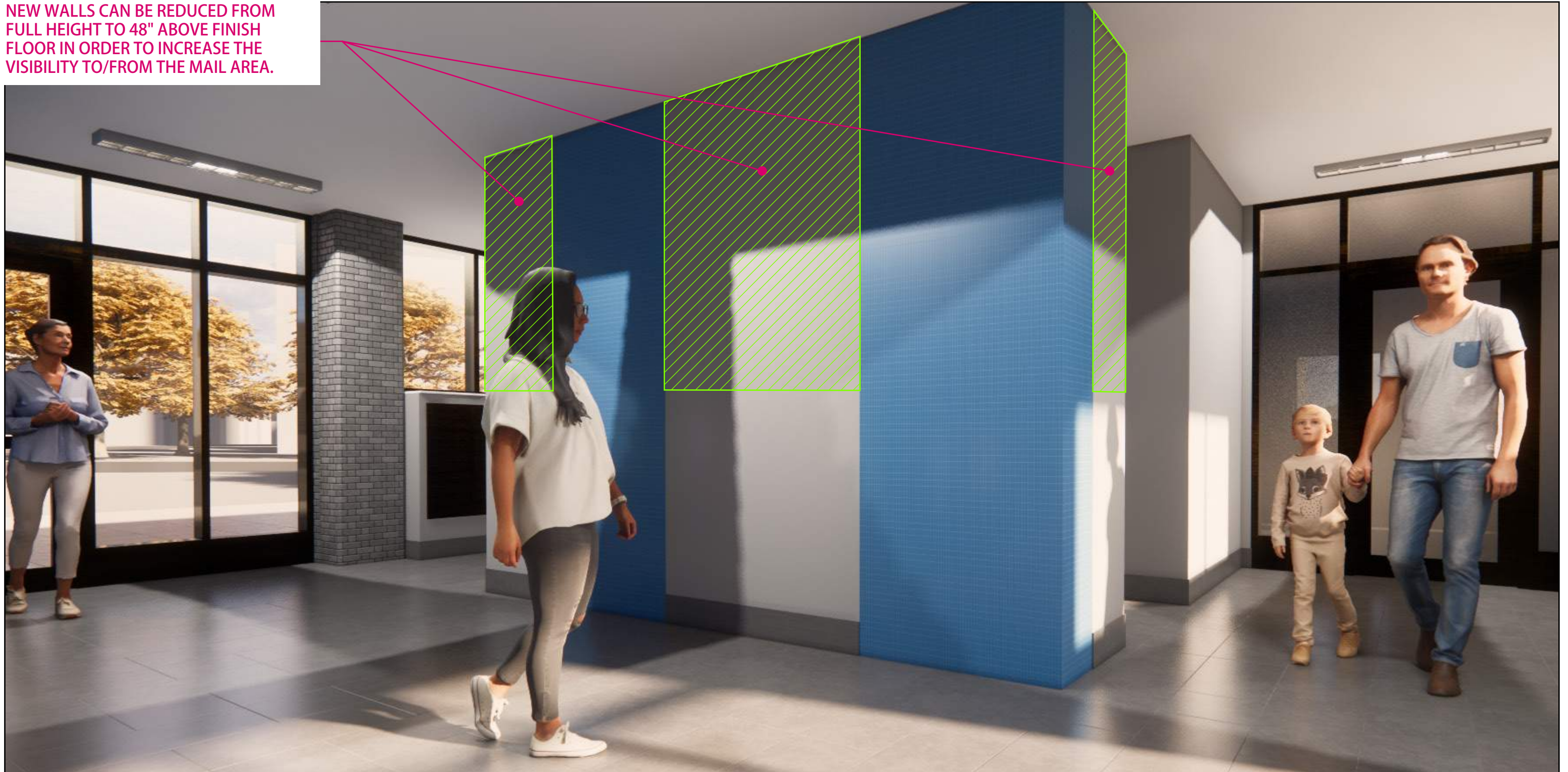
PROPOSED LOBBY FLOOR:
NEMO ADROCK NICKLE
PORCELAIN TILE



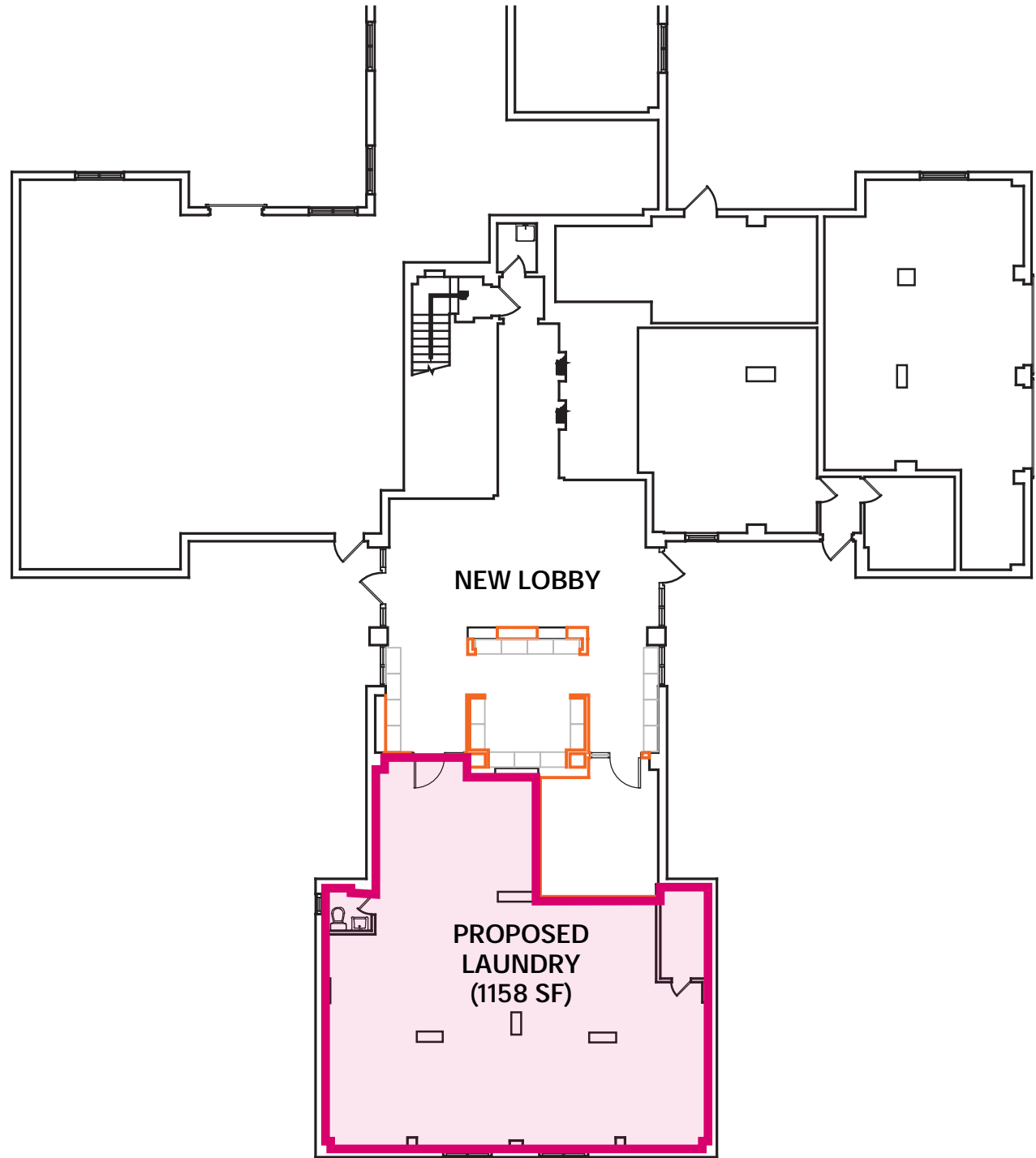
PROPOSED DOOR AND FRAME
PAINT COLOR: URBANE BRONZE
(SHERWIN WILLIAMS)

Proposed Lobby Rendering

NEW WALLS CAN BE REDUCED FROM FULL HEIGHT TO 48" ABOVE FINISH FLOOR IN ORDER TO INCREASE THE VISIBILITY TO/FROM THE MAIL AREA.



New Laundry Room



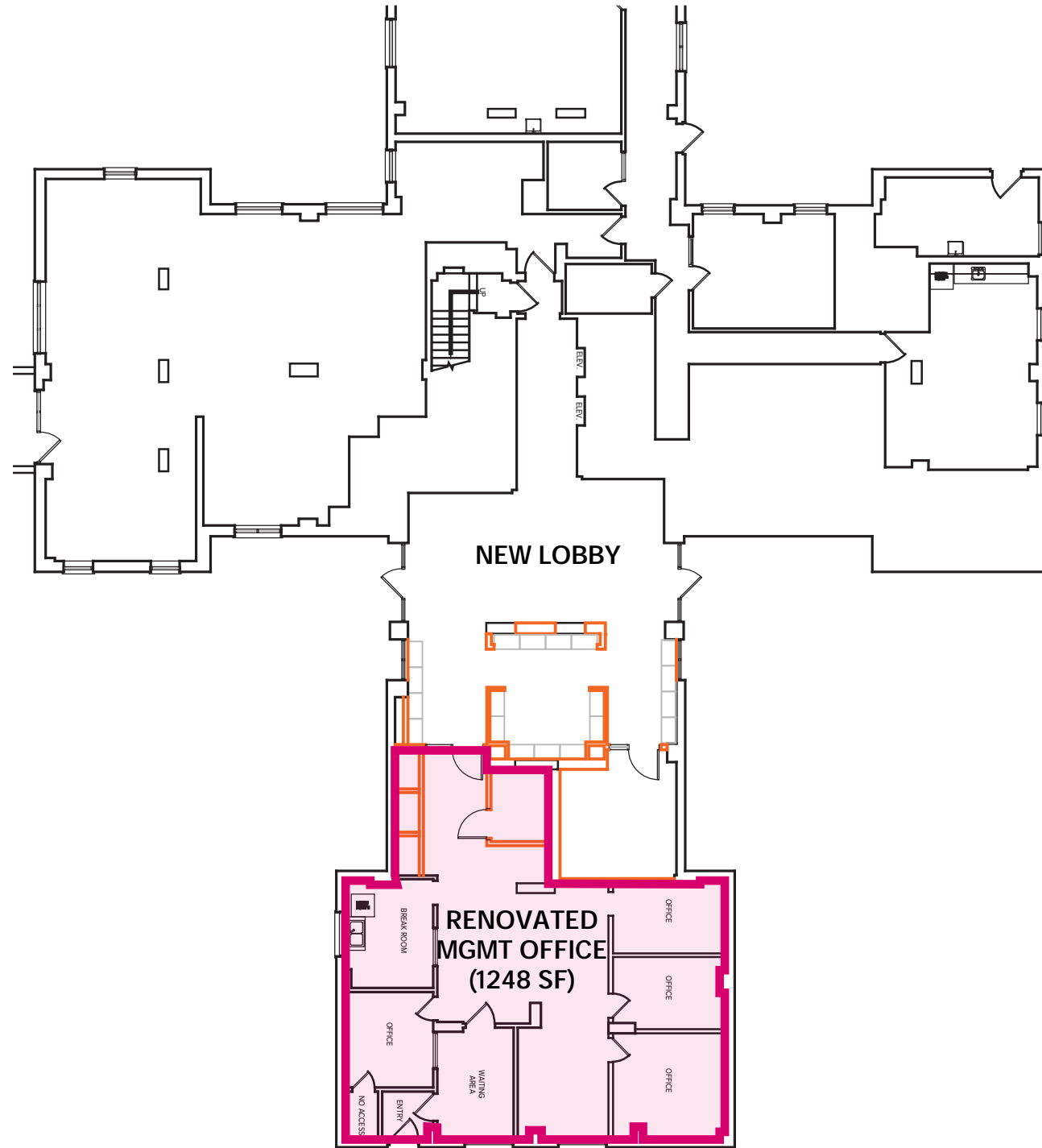
KEY PLAN OF BUILDING 3 SHOWING
PROPOSED LAUNDRY ROOM LOCATION



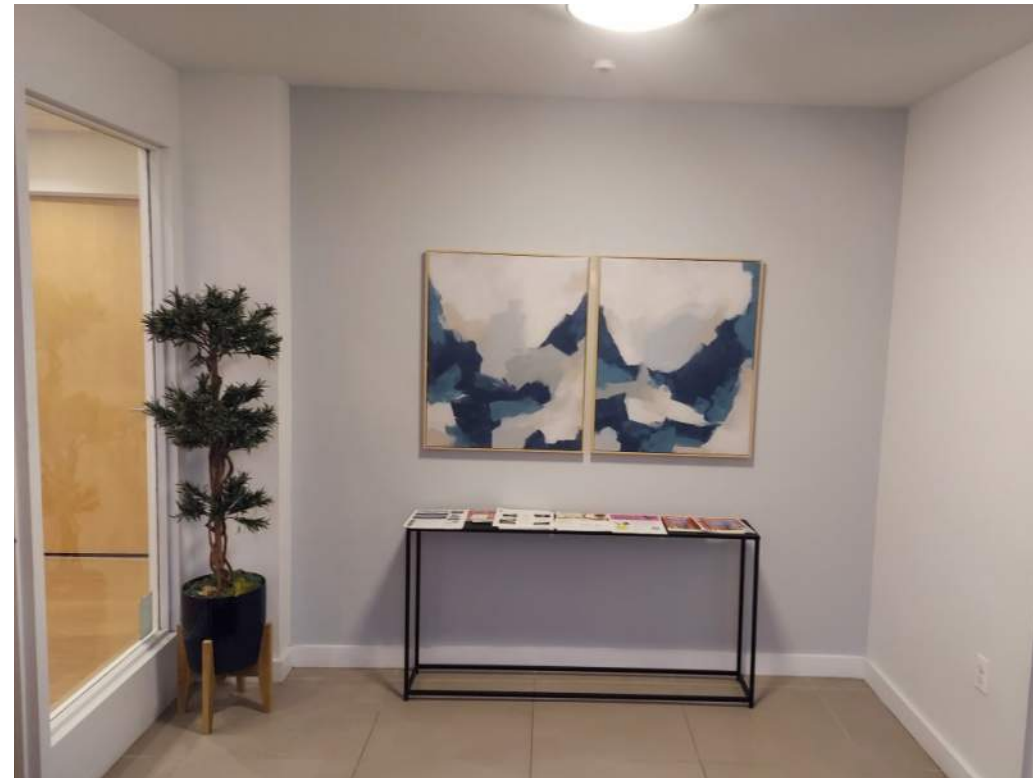
RENOVATED LAUNDRY ROOM AT
TWIN PARK WEST



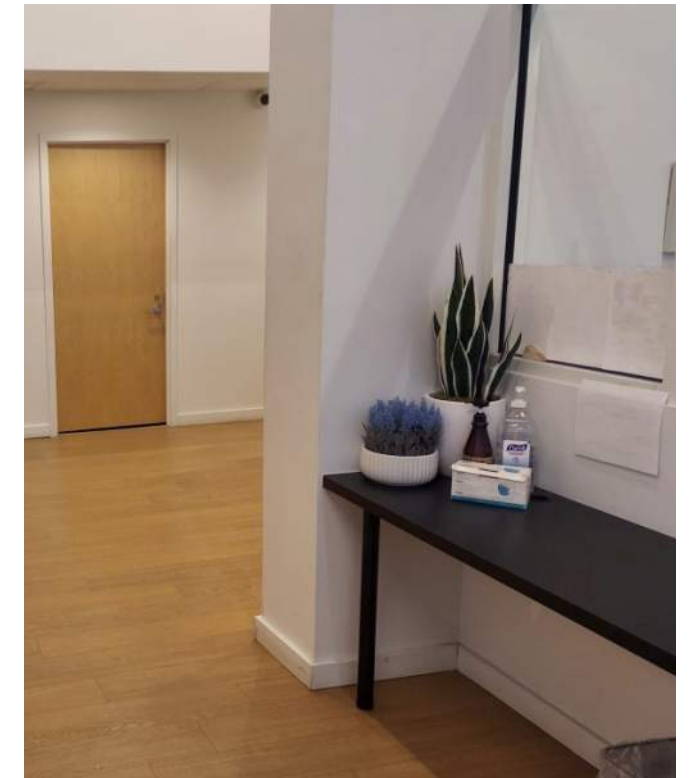
Upgraded Management Offices



KEY PLAN OF BUILDING 1 SHOWING
MODIFICATIONS TO EXISTING
MANAGEMENT OFFICES



RENOVATED MANAGEMENT
OFFICES AT TWIN PARK WEST



FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Public Hallway Finishes



EXISTING HALLWAY

REPAIR EXISTING
CEILING (WHITE)

REPLACE ALL LIGHT
FIXTURES WITH
NEW LED FIXTURES

KEEP EXISTING TILE
AND REGROUT

PAINT DOORS AND
FRAMES

NEW FLOORING



EXISTING / ORIGINAL
CERAMIC TILE

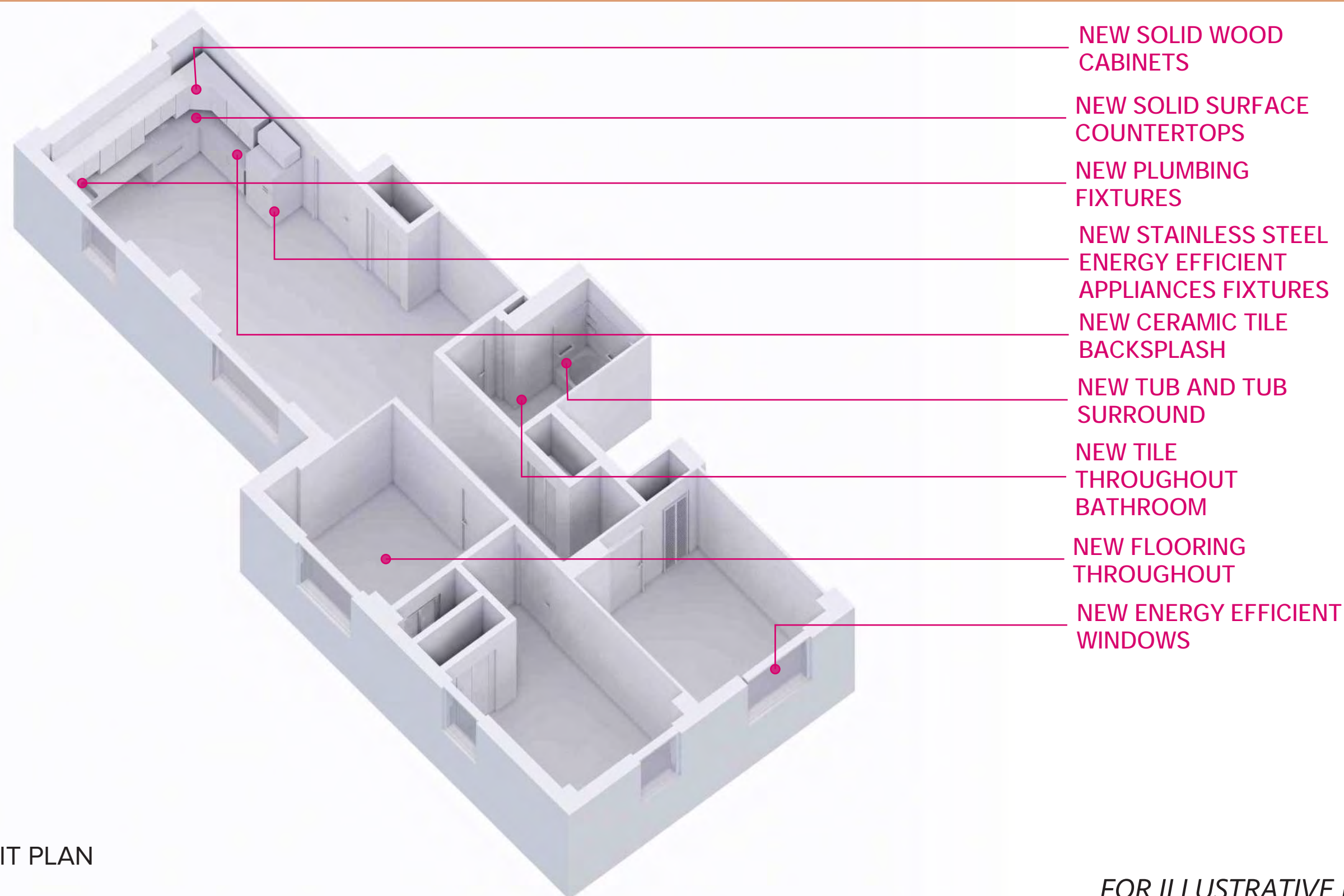


PROPOSED HALLWAY FLOOR:
MARMOLEUM SPORT 83147 GREY



PROPOSED DOOR AND FRAME
PAINT COLOR: URBANE BRONZE
(SHERWIN WILLIAMS)

Apartment Improvements



TYPICAL UNIT PLAN

FOR ILLUSTRATIVE PURPOSES ONLY

04.

Community Needs Assessment (and Raffle!)



Community Needs Assessment Update

In June 2023, to better understand your needs during and after construction, the PACT team began a community needs assessment to:

- Collect demographic information about residents
- Understand what services and programs residents use today
- Identify the services and programs residents would like to see at Wilson
- The physical conditions of your home
- Assess resident needs during construction
- Select a social service provider for Wilson Houses



Community Needs Assessment – What We Heard

The most important issues identified by residents:

- Waste management / garbage disposal
- Mental health services
- Safety

Most requested social services by residents:

- Mental health issues support
- Drug abuse prevention
- Senior care
- Unemployment resources
- Better access to disability needs / nutrition and food

Results are used to identify a **Social Services Provider** and prepare a **Service Plan** for PACT.

WILSON HOUSES COMMUNITY NEEDS ASSESSMENT

We are interested in hearing your thoughts about Wilson Houses. We are doing this research because we think that it is most important for us to understand your ideas and opinions, so that we can provide adequate social services to the neighborhood. We want to hear from you what are your needs so that we can select the adequate social organizations to help you with child services, senior services, education, or other needs. Anyone in the household can answer to this survey. Information will be used only to inform social services selection.

The are no right or wrong answers to these questions and participation on this survey is optional.

PART 1: PERSONAL INFORMATION

First of all, please provide the following contact information. This information will only be used to enter your name into the drawing for a gift card. Your survey responses will remain confidential, and your name or unit number will not be connected to your answers.

Name: _____

Your building number: _____

Your unit number: _____

Telephone Number: _____

Email: _____

Please tell us a little about yourself and your household.

1. What is your age group?

- ☐ 18 – 30 years
- ☐ 30 – 45 years
- ☐ 45 – 60 years
- ☐ 60 year or more

2. How would you describe your race/ethnicity?

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black/African American
- ☐ White
- ☐ Native Hawaiian or other Pacific Islander
- ☐ Hispanic/Latino
- ☐ Other. Which? _____
- ☐ Prefer Not to Answer

3. What is the primary language spoken in your household? Select one.

- ☐ English
- ☐ Spanish

Community Needs Assessment Raffle!

6 randomly selected residents who completed the survey will now be announced as the winners of six 100\$ gift cards!



05.

NEXT STEPS AND CONTACT US



Next: Survey for Interior Apartment and Common Space Renovations

In the coming weeks, a survey will be distributed to gather resident's feedback on:

- Kitchen cabinets, backsplashes, countertops and color patterns
- Bathroom features, flooring, wall tiles and color patterns

We will use your feedback from the survey to prepare design concepts for the interiors of your apartments.



06.

QUESTIONS AND ANSWERS



Contact Us

Contact the PACT outreach team with any questions:

PHONE: 917-924-2746
EMAIL: WilsonHousesPACT@gmail.com
WEBSITE: www.WilsonHousesPACT.com

For help with management and repair issues, contact NYCHA's Customer Contact Center (CCC)

PHONE: 718-707-7771

For info on future meetings, updated inspection schedules, and resident engagement opportunities, scan the QR code or visit www.WilsonHousesPACT.com



THANK YOU!

Wilson Houses PACT Partners is excited to work alongside residents to bring your vision of comprehensive renovation from concept to reality. Thank you for the opportunity!

