

PACT Program Overview

Red Hook West

April 15, 2026

Photo: Google Maps



Agenda

- Introduction
- About PACT
- Next Steps at Red Hook West
- Q & A

Virtual Meeting Guidelines

- This meeting is available in other languages – live!
- Join by phone:
 - 1) Dial 646-558-8656
 - 2) Enter Webinar ID
 - **Spanish:** 331 425 8640#
 - **Mandarin:** 461 857 9342#
 - **Cantonese:** 848 608 3704#
 - **Russian:** 804 869 1448#
 - **English:** 858 8618 4982#

JOIN ONLINE:

<https://bit.ly/RHWPACT>



Virtual Meeting Guidelines

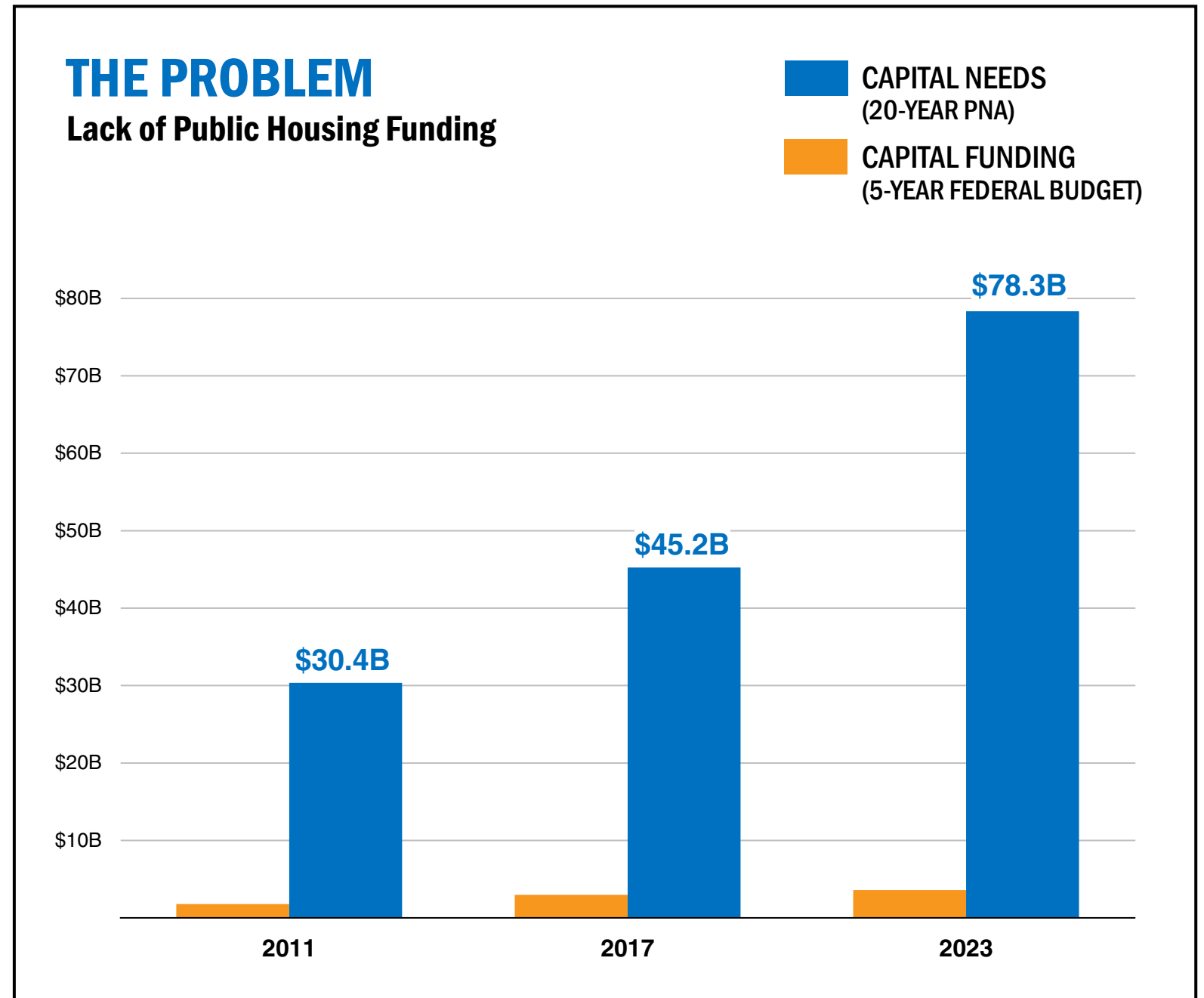
- During the presentation, all microphones will be muted. If you have a clarifying question about something in the presentation, please submit your question through the **Q&A** feature and we will do our best to answer.
- Once the presentation is over, we will take questions and comments in two ways:
 - 1) Through the “Q&A” feature
 - 2) You may raise your hand, and we will call on you in the order hands were raised

Virtual Meeting Guidelines

- Please limit your question or comment to two minutes so that all may participate in the discussion.
- You can always set up a conversation with Edward Carmody, Senior Community Planner, Edward.Carmody@nycha.nyc.gov for further discussion.
- Meeting recording:
 - Please note that this meeting is being recorded for note-taking purposes. The recording will include the presentation, Q&A, and public comments.

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 and/or build new modern buildings**, while keeping homes **permanently affordable** and **ensuring residents have the same basic rights** as they possess in the public housing program.



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.



Independence



Ocean Bay (Bayside)

PACT Resident Protections

For more detailed information,
please scan the QR code
or visit on.nyc.gov/nycha-pact



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**.

ACCESSIBILITY

PACT projects meet or exceed Americans with Disabilities Act (ADA) requirements by ensuring that at least 7% of apartments are accessible for residents with mobility impairments and 4% of apartments accommodate hearing and visual impairments. Apartments can also be adapted to meet specific resident needs.

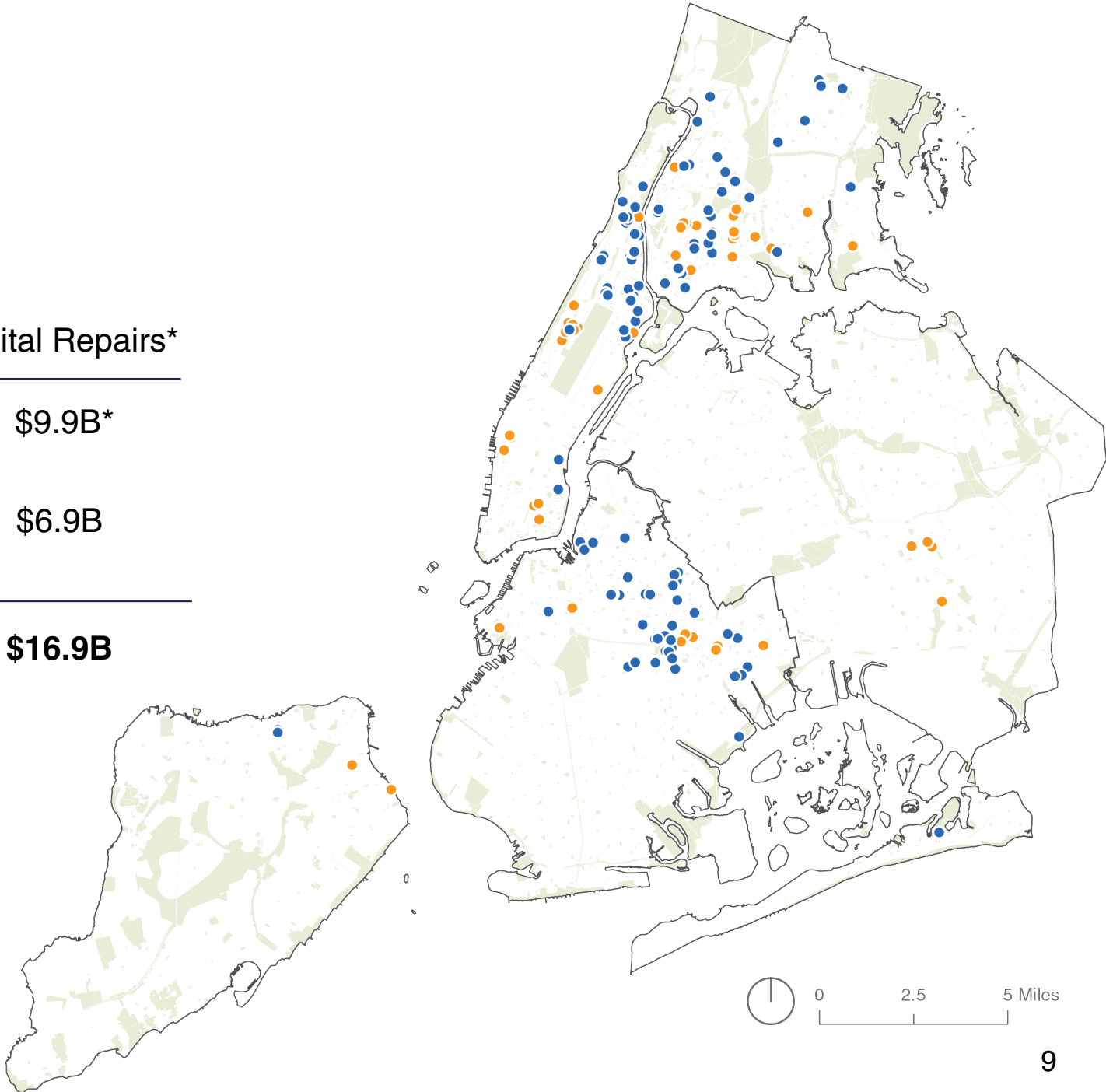
JOB CREATION

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

PACT Projects

Nearly \$10 billion in capital repairs already completed or underway.

	# Developments	# Units	Capital Repairs*
● Construction in Progress or Complete	117	31,472	\$9.9B*
● Planning and Resident Engagement	57	14,222	\$6.9B
Total	174	45,694	\$16.9B



* Capital Repairs for PACT projects that are complete or under construction reflect the combined hard and soft costs. For PACT projects in the planning and resident engagement phase, we use the 20-Year PNA (2023) as an estimate.

PACT Investments: Sites and Grounds

Baychester

New playground with water fountain



Williamsburg: New basketball court



Williamsburg: Community gardens

PACT Investments: Building Systems and Infrastructure

Independence
Upgraded heating system



572 Warren Street: New solar panels



Williamsburg: New windows



Independence: Upgraded elevators

PACT Investments: Buildings and Common Areas

Independence
Upgraded building entrance



Weeksville: Upgraded vestibule



Independence: New mailboxes



Twin Parks West: Renovated laundry room

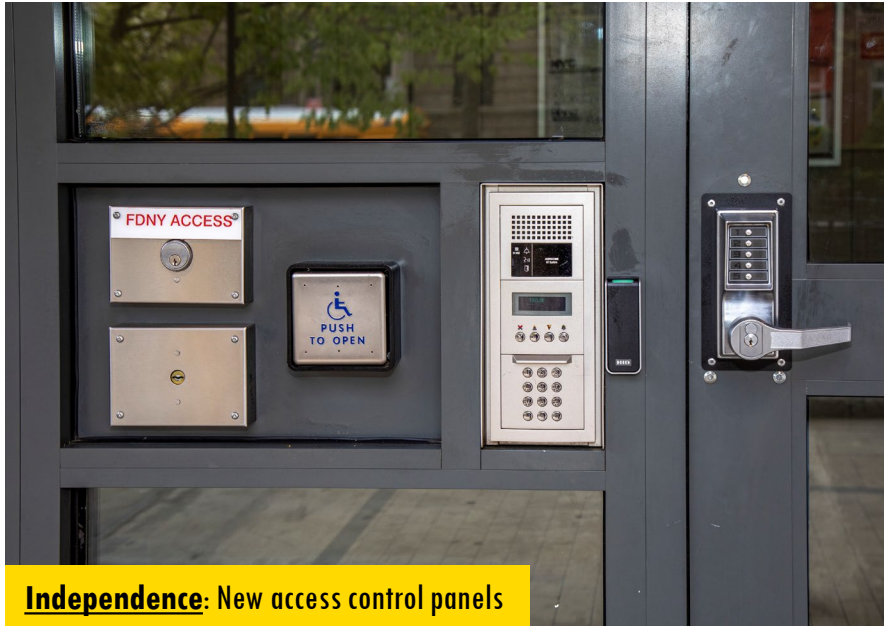
PACT Investments: Security

Independence

New security booth



Williamsburg: 24/7 Security cameras



Independence: New access control panels



Williamsburg: New key fob system

PACT Investments: Apartments

Independence
Fully upgraded kitchen



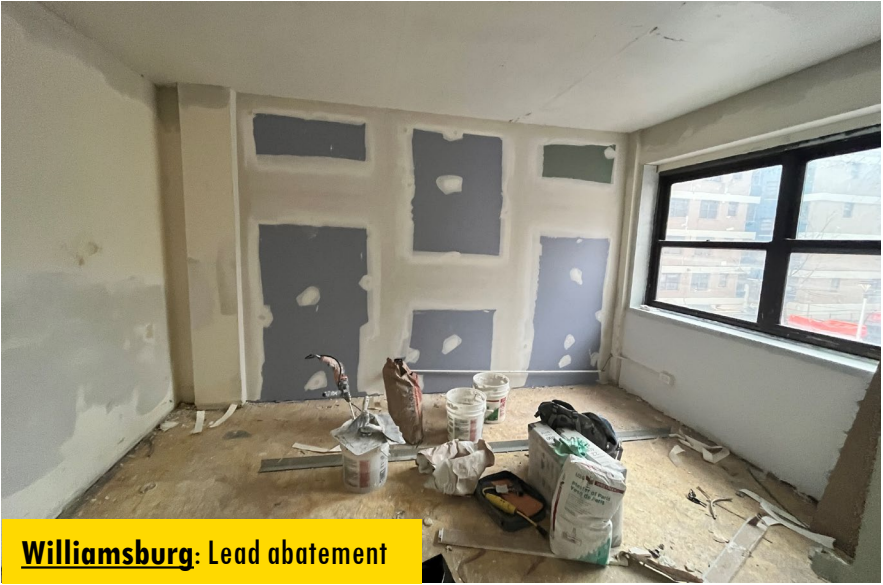
Williamsburg: Renovated living room



572 Warren Street: Renovated bathroom

PACT Investment: Health and Safety

Williamsburg
New plumbing and electrical wiring



Williamsburg: Lead abatement



Harlem River: Lead abatement

ENHANCED MANAGEMENT

PACT property managers are highly responsive, completing work orders in a timely manner.

87%
completed
on time

From August 2024 to July 2025:

PACT property managers completed at least 99% of work orders, with 87% of repairs finished on time.

- **Elevator outages** must be resolved within 4 hours.*
- **Heat outages** must be resolved within 8 hours.*
- **Emergency leaks** must be addressed within 2 days.
- **Mold issues** must be addressed within a month.
- **Rat infestations** must be treated within 2 business days.
- **Other pest issues** must be treated within 7 days.

* Elevator outages resulting in no service must be resolved within 4 hours; Elevator outages that do not result in a no-service condition must be resolved within 10 hours.
* Building-level heating outage must be resolved within 8 hours. Unit-level heating outage must be resolved within 24 hours.

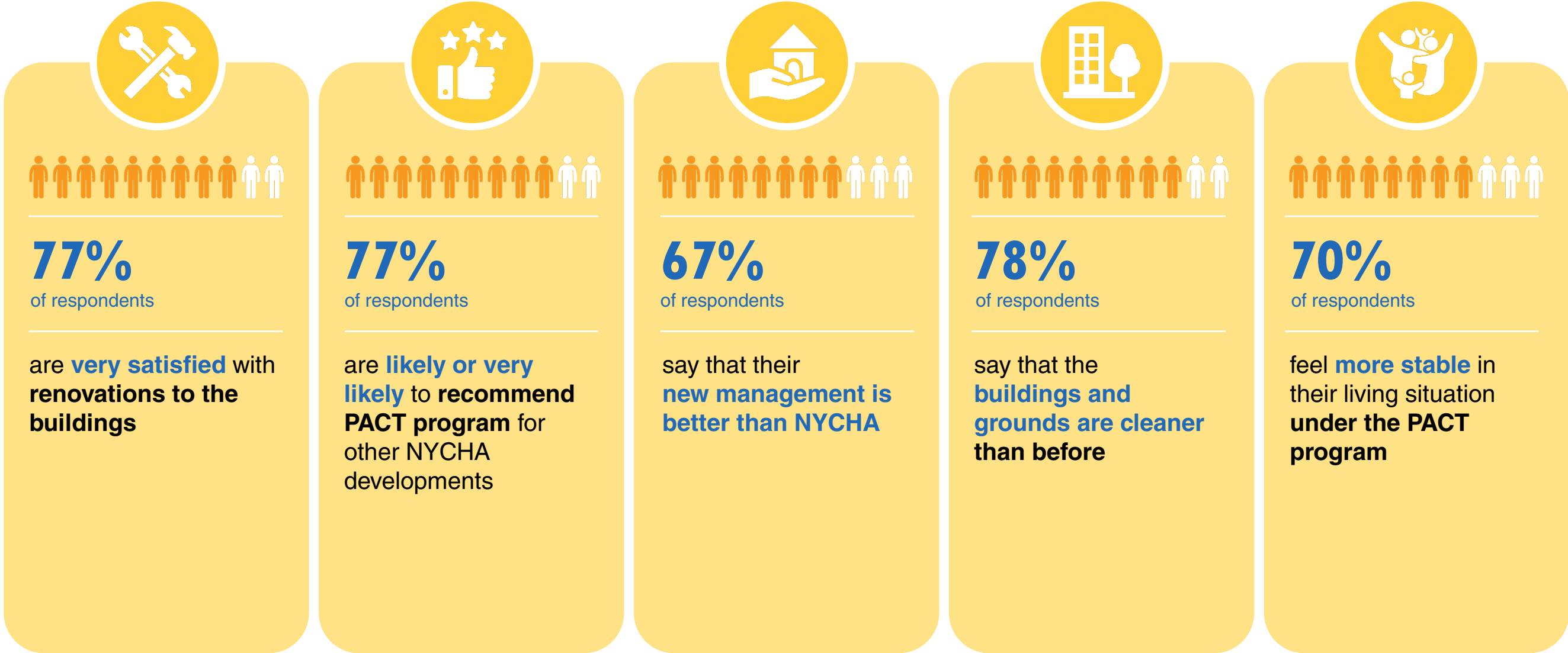


“The maintenance is excellent; if there’s a problem with your apartment, you can put a ticket in and they take care of it immediately. The team is on point and the grounds are much cleaner. Since the renovations, it’s like you’ve heard the tenants’ concerns and what the tenants wanted. There’s been such an improvement since the PACT program came in.”

Ms. Sharon Nesmith
Resident at Twin Parks West

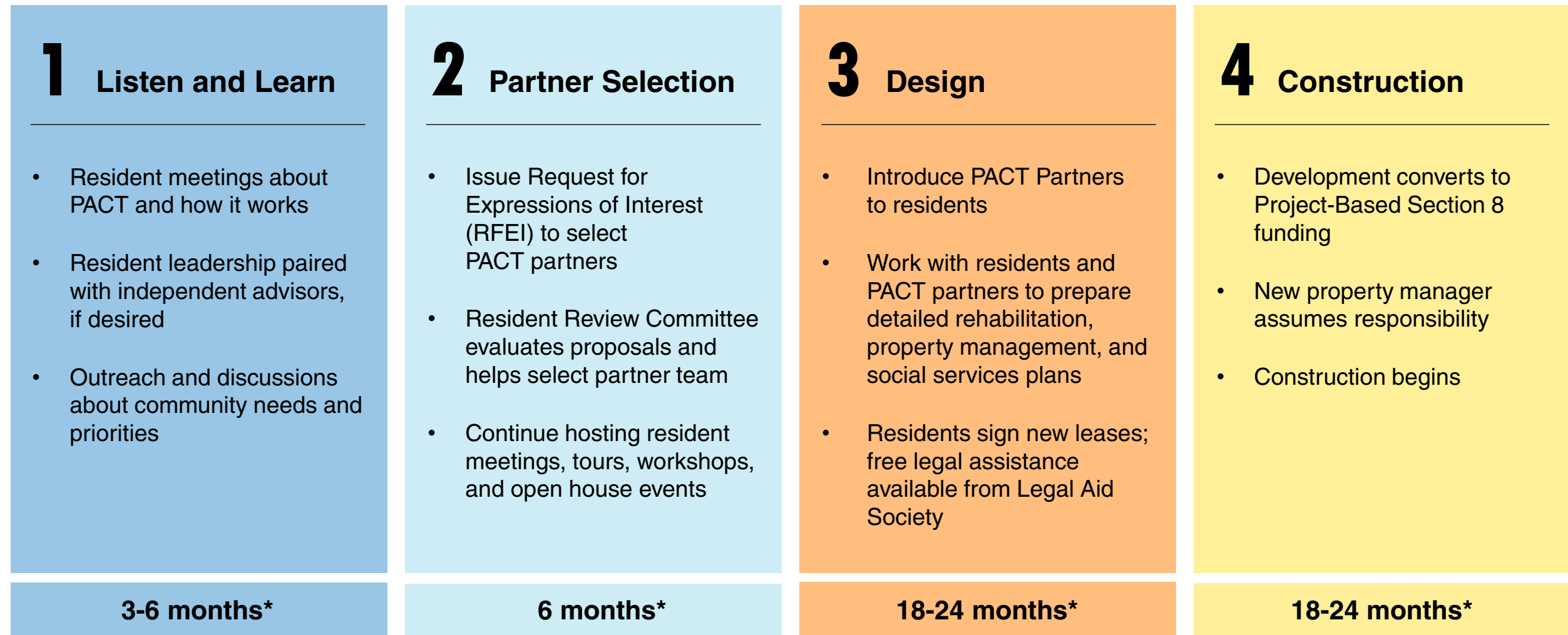


Resident Satisfaction with PACT: Survey Results (2026)



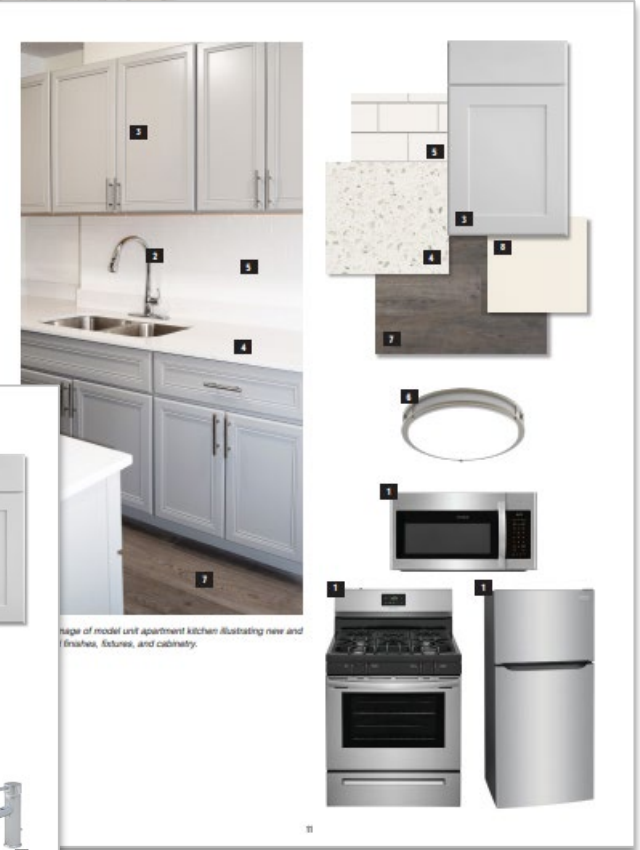
* NYCHA has partnered with an independent planning and consulting firm to conduct a comprehensive survey of resident satisfaction at our converted PACT sites. So far, eight developments have been surveyed and 850 surveys were returned.

PACT Community Planning and Engagement Process



*All time frames are estimates subject to change based on specific project needs

PACT Community Plans



PACT Community Plans include:
RENOVATIONS & UPGRADES PLAN
PROPERTY MANAGEMENT & SECURITY
SOCIAL SERVICES PLAN
PROJECT TIMELINE
and more!





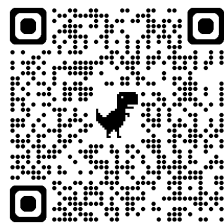
Buildings
BUILDING SYSTEMS

Building systems will be significantly upgraded to improve comfort, safety, and functionality across the campus. These improvements will ensure a modern, efficient, and long-lasting infrastructure for Eastchester Gardens.

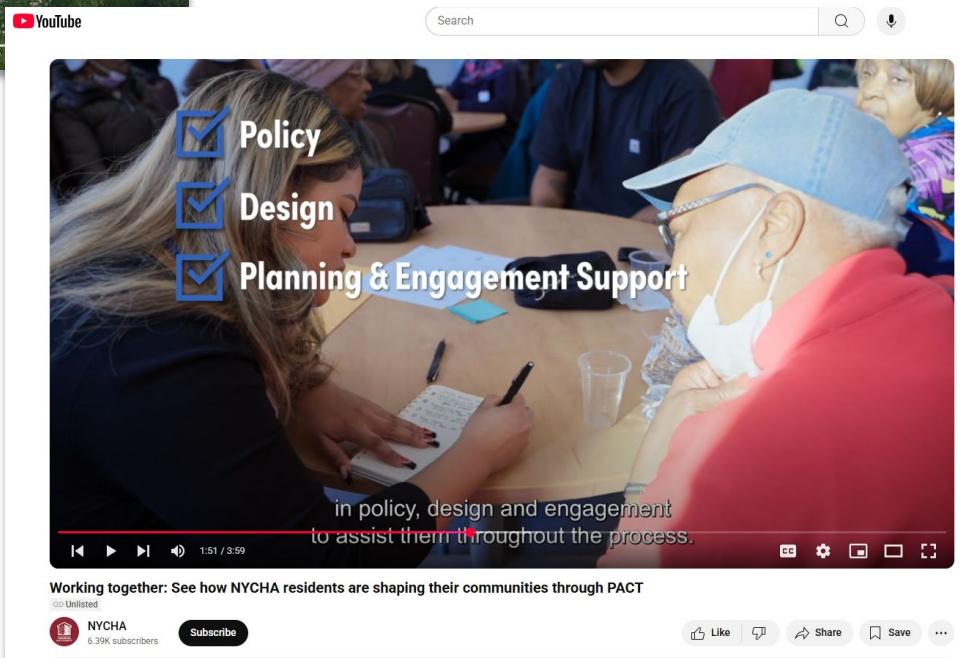
- 1. **Building Envelope**
 - Facade repairs will include color-matched brick and mortar
 - All windows will be replaced with new energy efficient casement windows, designed to align with Eastchester Gardens' original historical window style
 - 2. **Electrical**
 - New electrical panels will be installed in apartments with GFCI outlets in kitchens and bathrooms
 - 3. **Domestic Hot Water & Plumbing**
 - NYCHA will complete a new energy-efficient geothermal heating system to provide domestic hot water
 - Full water, sanitary, and gas pipe replacement will address existing issues and prevent future leaks
 - 4. **Heating & Cooling**
 - NYCHA's recently completed steam boiler plant will be upgraded with a new efficient hydronic heating system and distribution network including temperature control measures, all existing radiators will be replaced with hydronic radiators
 - Cooling for all households will be provided through new in-window air conditioning units; each household will receive one air conditioner per living area and bedroom
 - 5. **Elevators**
 - Elevators will undergo modernization to ensure reliability
 - 6. **Ventilation**
 - Corridor ventilation will be improved, and first floor interior bathrooms will receive ventilation improvements
 - 7. **Security**
 - New security infrastructure will include secure lobby doors, key fob access control for building entries, video and phone intercom systems, comprehensive camera coverage throughout the buildings, and upgraded LED lighting to improve visibility and safety
- Other building renovations will include:
- Wi-fi**
 - Broadband infrastructure will be added to provide Wi-Fi free of charge to all residents
 - Stairs**
 - All staircases, including treads, risers and railings will be replaced



Community Plans for Ocean Hill + Stuyvesant Gardens and Eastchester Gardens



New videos showcase how robust community engagement and resident input shape stronger communities through PACT. Watch to see real stories of resident participation in action in the PACT planning process.



Chelsea Addition Model Unit Viewing



Eastchester Gardens Design Center Opening



Melzer Tower Design Center Opening



Design Workshop for Ocean Hill and Stuyvesant Gardens I



Next Steps for Red Hook West

- **April 23, 6pm** (in-person at PAVE Academy) & **April 27, 6:30pm** (virtual)
 - Community Visioning Report Workshop: review a draft report shaped by your priorities for Red Hook West and ideas for solutions through PACT
- **May 14, 6pm** (in-person at PAVE)
 - Final presentation and celebration: hear a summary of the final report and learn more about next steps
- ~**Summer/Fall 2026**: Request for Expressions of Interest (RFEI) Process
- ~**2027**: Design phase with PACT partner



Visit the community planning process website at RedHookWestPACT.com for all meetings and materials!

COMMUNITY WORKSHOPS

Please join us on
Thursday, 4/23 or
Monday, 4/27!



In-Person

THURSDAY, APRIL 23, 2026

6:00 - 7:30 PM

**PAVE ACADEMY CHARTER SCHOOL
732 HENRY ST.**

Virtual

MONDAY, APRIL 27, 2026

6:30 - 8:00 PM

JOIN BY PHONE:

1. Dial (646) 558-8656
2. Enter Webinar ID

For English: 856 6427 2675#

For Español: 331 425 8640#

For 中文 (简体): 461 857 9342#

For 中文 (繁體): 831 000 3543#

For 한국말: 848 608 3704#



JOIN ONLINE: Scan QR code to join
or visit <https://bit.ly/3PvtRmn>



Thank you! Questions?

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Contact us for more information!

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