

# RED HOOK WEST COMMUNITY PLANNING PROCESS



## COMMUNITY MEETING OCTOBER 21, 2025



BFJ Planning  
MARVEL

# HELLO!



## RED HOOK WEST RESIDENT ASSOCIATION

**Karen Blondel** President

**Nahisha McCoy** Vice President

**Cynthia Colon** Secretary

**Jennifer LaSalle** Treasurer

**Joyce Bethea** Sergeant at Arms



## COMMUNITY PLANNING PROCESS Technical Consultants

### BEJ Planning



Jonathan  
Martin



Christine  
Jimenez



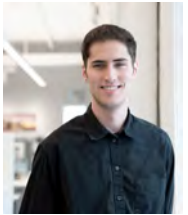
Evan  
Accardi



Eshti  
Sookram



Michelle  
Gilman



Nick  
Cerdera

### MARVEL



Guido  
Hartray



Danielle  
Cerone



Ishita  
Gaur



Maresa  
Amador



Erica  
Barker

# AGENDA

- Process Timeline
- Meeting Summary (September 16, 2025)
- “more” About PACT
- Q&A Discussion



# PROCESS TIMELINE

## 1. **PROCESS KICKOFF** ~ September-October

- Information Sharing
- Community Outreach (+ Community Survey)
- Tour of Completed PACT Projects

## 2. **COMMUNITY PLANNING** ~ November-December

- Goals and Objectives
- Guidelines & Principles

## 3. **COMMUNITY VISIONING** ~ January-March 2026

- Concepts and Options
- Draft Future Community Vision Report

## 4. **COMMUNITY VISIONING REPORT** ~ April 2026

- Community Guidelines & Principles
- Future Vision & Options

## 5. **RFEI Process with NYCHA** ~ May 2026





# SEPTEMBER 16 MEETING SUMMARY

Tuesday, September 16, 2025,  
6:00–7:30 PM

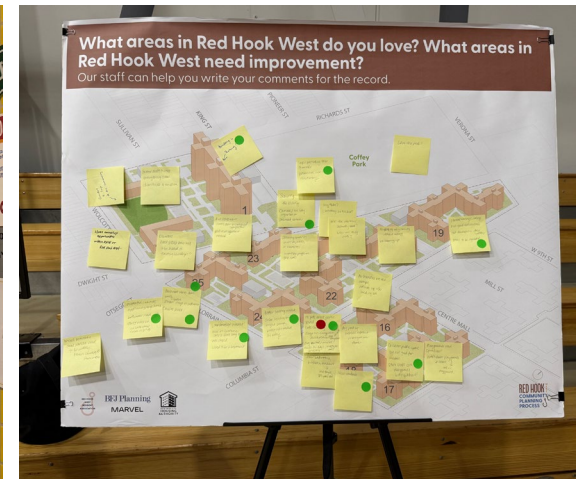
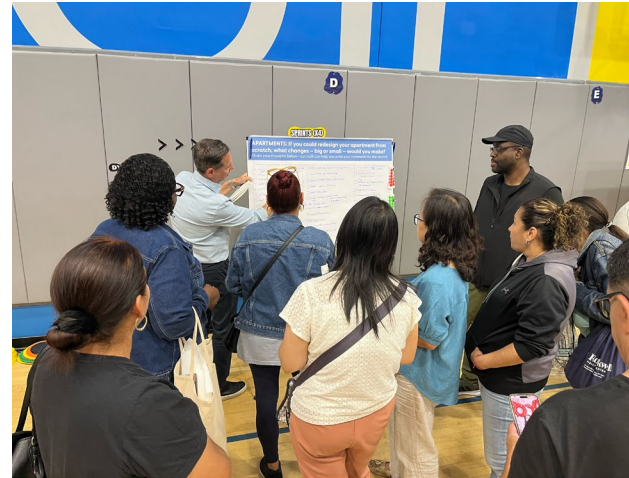
PAVE Academy Charter School

- Introductions (RHWRA)
- Presentation:
  - About PACT (NYCHA)
  - Existing Conditions (Marvel)
  - Goals & Opportunities (BFJ)
- Visioning Activity
- Opportunity for Q&A



# VISIONING ACTIVITY

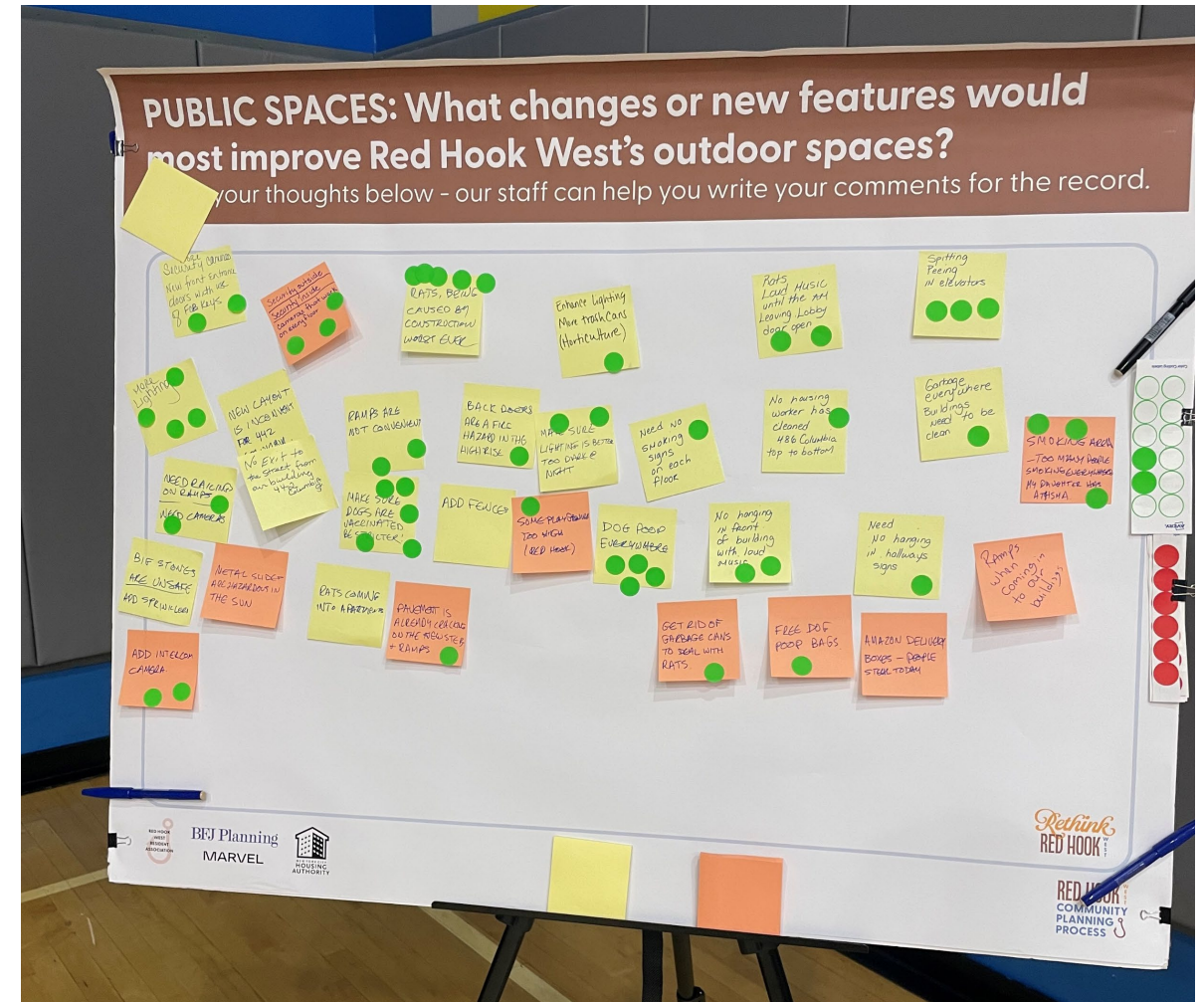
- Participants were asked to share their concerns and ideas on several topics about Red Hook West:
  - Strengths and weaknesses
  - Existing conditions
  - Buildings
  - Public spaces
  - Social services
  - Apartments
  - The future at Red Hook West





# VISIONING ACTIVITY

- Participants shared thoughts on hand-written sticky notes at each board.
- Facilitators and language interpreters were available to ensure that all attendees were able to participate.
- Participants also had the option to place **green dots** on their neighbors' comments to indicate agreement or **red dots** to indicate disagreement.





# MAIN TAKEAWAYS

- **49** Total attendees
- **204** Written comments across a range of topics
- **243** Dot reactions
  - **241** Green dots
  - **2** Red dots related to:
    - Enforcement of house rules about dog ownership
    - Construction of a seniors-only building

## TOP 10 TOPICS BY NUMBER OF COMMENTS

| CATEGORY                                         | NUMBER OF COMMENTS |
|--------------------------------------------------|--------------------|
| Upgrade the grounds                              | 23                 |
| Improve safety & security                        | 23                 |
| Improve the cleanliness of buildings and grounds | 19                 |
| Upgrade building entrances                       | 14                 |
| Renovate kitchens                                | 14                 |
| Renovate bathrooms                               | 12                 |
| Eliminate pest issue                             | 12                 |
| Provide social services                          | 12                 |
| Enforce house rules                              | 11                 |
| Improve lighting                                 | 11                 |

# CATEGORY WORD CLOUD

**RENOVATE KITCHEN** INSTALL CLIMATE CONTROL IMPROVE LIGHTING  
ENFORCE HOUSE RULES **UPGRADE THE GROUNDS** ELIMINATE PEST ISSUE  
**IMPROVE THE CLEANLINESS OF BUILDINGS AND GROUNDS**  
REPLACE WINDOWS IMPROVE MAIL & PACKAGE DELIVERY  
ADDRESS ISSUES RELATED TO PETS **UPGRADE BUILDING ENTRANCES** IMPROVE ACCESSIBILITY  
RENOVATE BATHROOMS **IMPROVE SAFETY & SECURITY**  
PROVIDE SOCIAL SERVICES IMPROVE APARTMENT LAYOUT  
**UPGRADE PLUMBING & ELECTRICAL**  
IMPROVE VENTILATION IN BUILDINGS AND APARTMENTS

# WHAT WE HEARD FROM RESIDENTS (Apartments)

## BATHROOMS

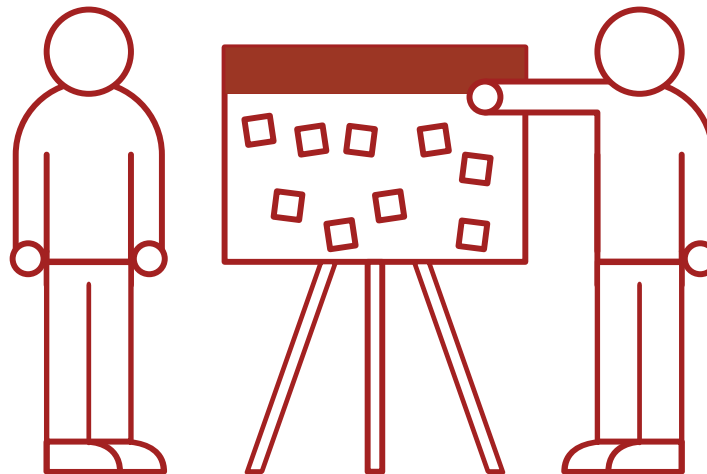
- Ventilation
- Remove mold
- Grab bars
- Tiling
- Taller toilets
- Larger bathtubs

## KITCHENS

- New appliances
- New cabinets
- Improved ventilation
- Tiling
- Dishwasher
- Garbage disposal
- Address pests

## OTHER IDEAS

- Video intercom
- New flooring
- Climate control
- Better lighting
- More electrical outlets
- In-unit washer/dryer
- Improved layout
- New paint
- New windows
- New doors
- New Buildings





# WHAT WE HEARD FROM RESIDENTS (Buildings)

## AMENITIES

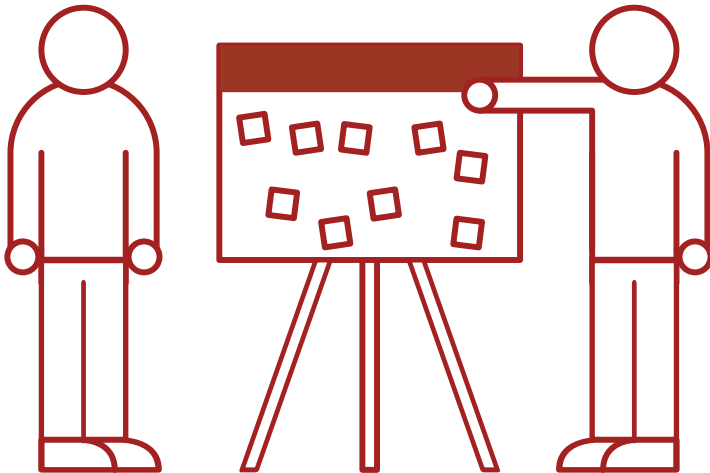
- Laundry room
- Mail/package room
- Outgoing mailbox
- Garbage room on each floor

## INFRASTRUCTURE

- Garbage chutes
- Improved electrical capacity
- Replace leaking pipes & outdated infrastructure
- Improve ventilation in apts. & common areas
- Elevator upgrades
- Improved lighting
- Upgrade building façade

## OTHER IDEAS

- On-site maintenance
- On-site janitor
- Address pest issues
- New security cameras
- New entry doors with key fob & intercom
- Mirrors in elevators and stairwells
- Address lead & asbestos
- Designated smoking areas



# WHAT WE HEARD FROM RESIDENTS (Grounds)

## HOUSE RULES

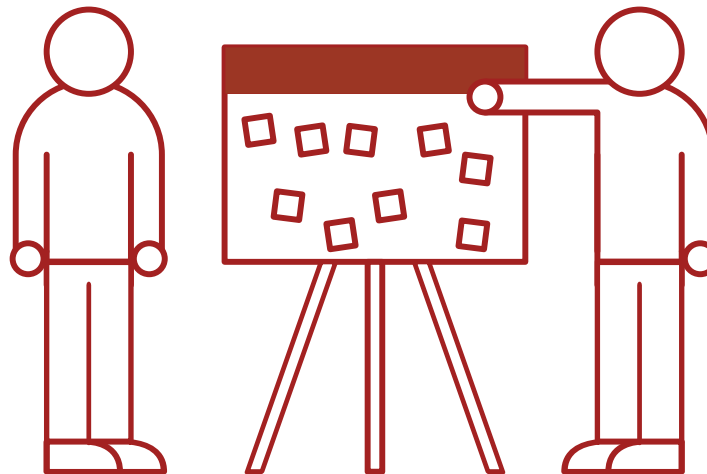
- Peaceful environment
- No grilling without permission
- Quiet hours
- Less pet waste
- Free pet waste bags
- Smoking area

## SAFETY & SECURITY

- On-campus security personnel
- Improved lighting
- New security cameras
- Safer playgrounds

## OTHER IDEAS

- Address pest issues
- Flower & food gardens
- Regular cleaning & maintenance
- Railings on all ramps
- Improved layout of ramps
- More trash cans that keep out rats
- Splash pad



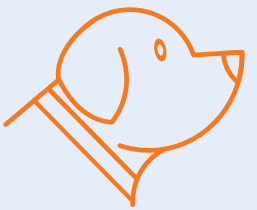
# WHAT WE HEARD FROM RESIDENTS (Social Services)





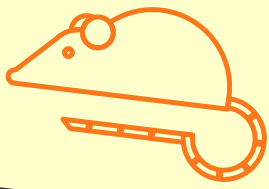
# COMMENTS WITH FIVE OR MORE GREEN DOTS

- Responsibility & Accountability for dogs!



10

- "Rat Problems!"



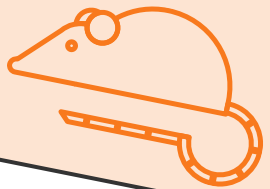
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- Radiators – too old/big/hard to clean



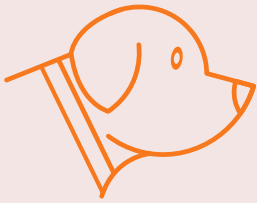
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- Rats being caused by construction
- Worst ever!



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- Make sure dogs are vaccinated.
- Be stricter!



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- Lots of people with mental health problems [who] need support



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- Tenant patrol... not as active
- Need recruitment



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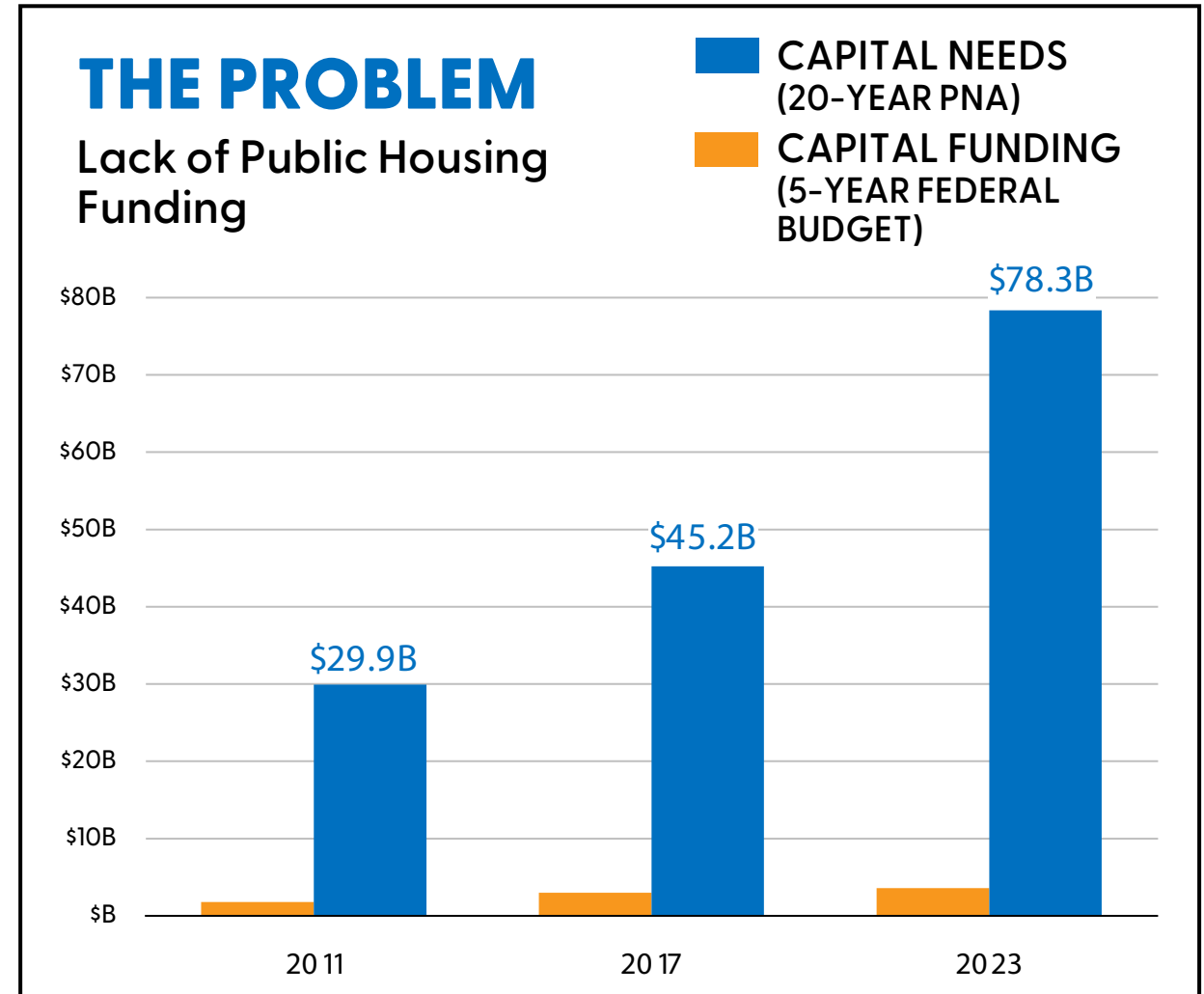
- Flower gardens
- Fruit & vegetation gardens



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# 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 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 by resident leaders.

## COMPREHENSIVE INVESTMENTS

Development partners bring design and construction expertise. They address all physical repair needs.

## 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

Developments 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 Towers



Ocean Bay (Bayside)

*NYCHA continues to own the land and buildings. Properties remain 100% public. The land and buildings will be leased to the PACT Partners.*

# PACT RESIDENT RIGHTS & 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.

## 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 the PACT Website:  
[on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact)





# WHY PACT? WHY NOW?

*As we all know, the Red Hook neighborhood is changing...*

- PACT investments will transform outdated buildings and deteriorating conditions, providing **modern, safe and permanently affordable housing** for current residents and generations to come.
- New social and educational programs will **help residents grow** –building skills, confidence, and uplifting the community’s quality of life.
- Decisions about PACT investments **will be made by Red Hook West residents for Red Hook West residents** to ensure meaningful change.



# UNDERSTANDING SECTION 8 HOUSING

## **SECTION 9 Public Housing**

- NYCHA owns the land and buildings and manages the property
- Rent is calculated based on 30% of adjusted gross household income.

## **SECTION 8 PROJECT-BASED VOUCHERS**

- NYCHA owns the land and buildings but enters into an agreement with the PACT partner to carry out improvements and manage the property.
- Rent is calculated based on 30% of adjusted gross household income.
- Through PACT, Red Hook West residents will automatically qualify for Project-Based Section 8. There is no re-screening.

## **SECTION 8 TENANT-BASED VOUCHERS**

- So-called "mobile vouchers" allow eligible households to search for their own apartment in or outside of NYC
- Properties are owned and managed by private landlords
- Rent is typically ~30% of income, but sometimes residents could pay more if the rent charged by the landlord is higher than what HUD is willing to pay

# UNDERSTANDING SECTION 8 HOUSING

## SECTION 8 PROJECT-BASED VOUCHERS

- All resident rights and protections are maintained – same as under Section 9 currently
- Lease agreements automatically renew every year and cannot be terminated except for good cause (e.g., includes criminal activity and nonpayment).
- Residents can add people to their household, and permanent members will have succession rights.

## “What people are saying”

Originally, Eastchester Gardens residents were fearful and skeptical of the PACT program. We were concerned that our rent would increase and that we would lose our rights. **However, through an extensive education process that allowed the Eastchester Gardens Resident Review Committee to do thorough due diligence and learn about the process step by step, we came to the conclusion that PACT can positively transform Eastchester Gardens.** Our partnership with this team is an exciting step towards addressing urgent repairs and critical upgrades, and enabling residents to actively shape the future of Eastchester Gardens while **ensuring our rights are preserved.”**

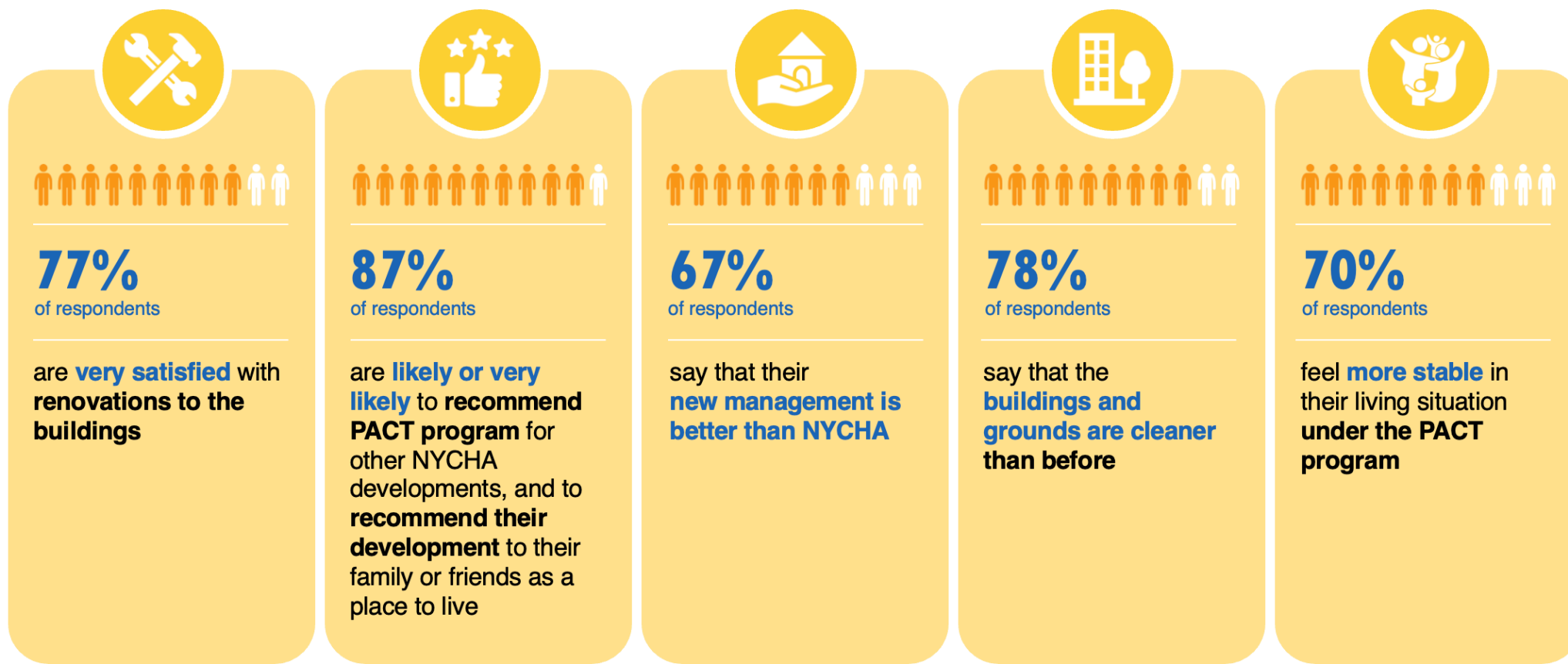
**Keith Ramsey**  
Eastchester Gardens  
Resident Association President

Photo: Eastchester Gardens Design Center, completed in 2024.



# WHAT PEOPLE ARE SAYING ABOUT PACT

## Resident Satisfaction with PACT: Survey Results



\* 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, four developments have been surveyed, and 1,000 surveys were returned.



# NEXT STEPS

- Look for us on campus!
- Upcoming Site Tour
- Resident Survey
- Design Workshop
  - Nov. 18 at 6:00 PM
  - At PAVE Academy

*Learn More!*



Visit: [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact)  
PACT Hotline: (212) 306-4036  
Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)

## ACTIVITY

# Rethink RED HOOK WEST

## Q & A

- Please raise your hand if you have a question or comment
- We will bring the microphone to you so everyone can hear
- Please limit your comments so that others can also speak

*Our team and the Resident Association Board will respond to all comments and questions*

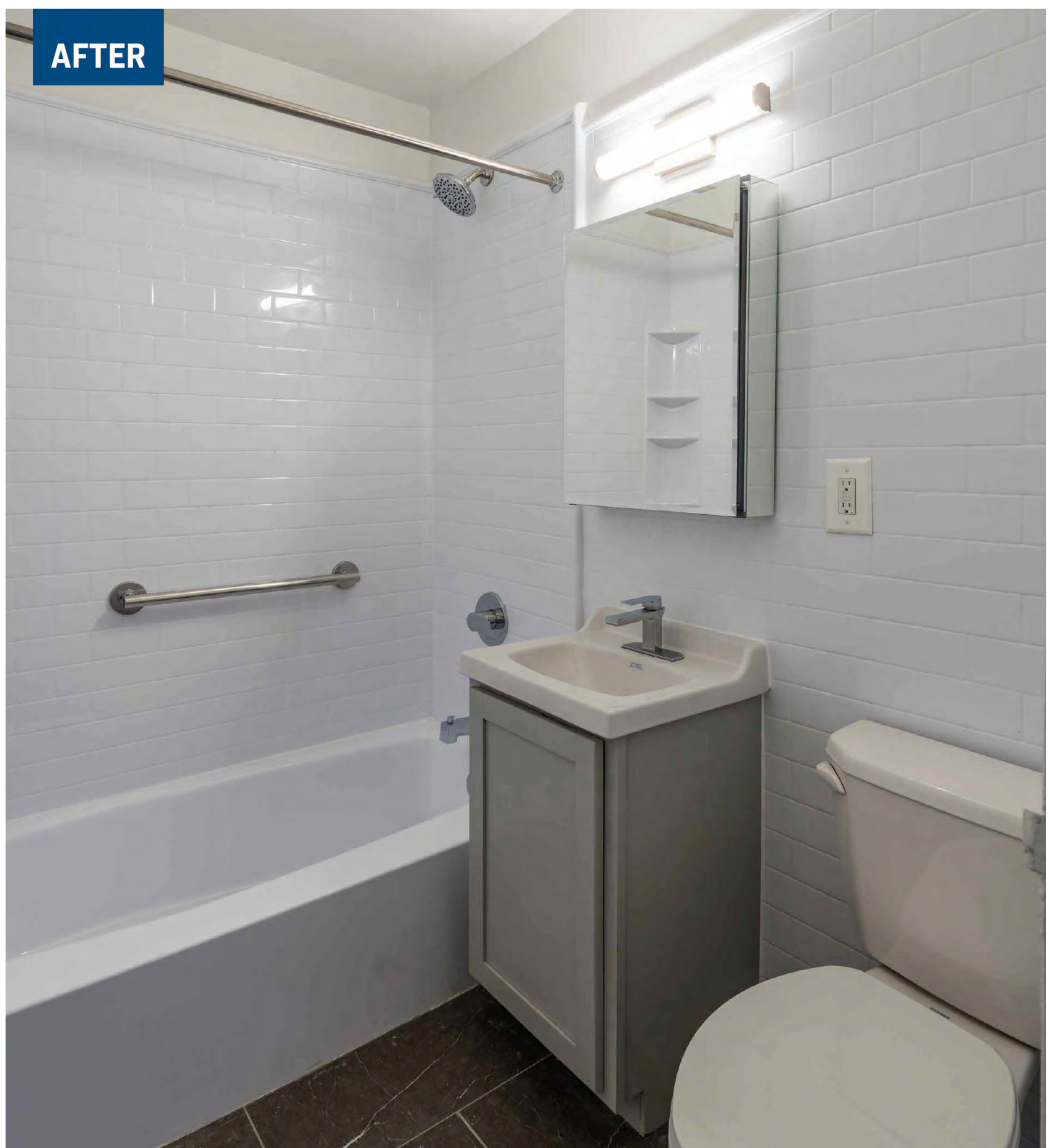


# Examples of PACT Developments | Ejemplos de Desarrollos de PACT | PACT 发展案例 | PACT 發展案例 | Примеры разработок PACT

## Independence Towers - Before and After



## Weeksville Gardens - Before and After





# Examples of PACT Developments | Ejemplos de Desarrollos de PACT | PACT 发展案例 | PACT 發展案例 | Примеры разработок PACT

## 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



### Twin Parks West: Renovated laundry room



### Independence: New mailbox



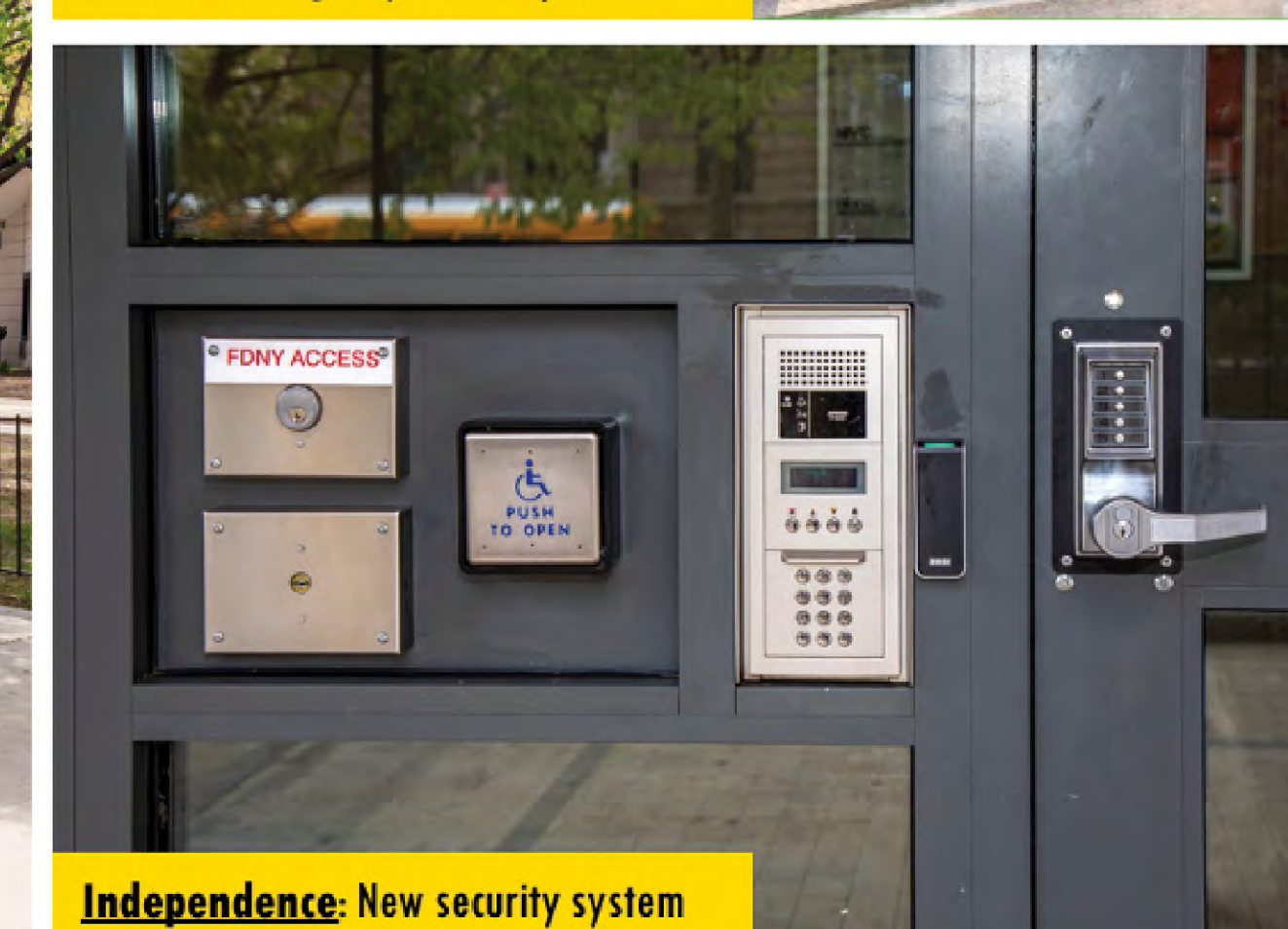
## PACT Investments: Security Systems

### Independence

New security booth



### Williamsburg: 24/7 Security cameras



### Independence: New security system



### Williamsburg: New key fob system





# Examples of PACT Developments | Ejemplos de Desarrollos de PACT | PACT 发展案例 | PACT 發展案例 | Примеры разработок PACT

## Betances - Before and After



## PACT Investments: Apartments



## PACT Investments: Health and Safety





# PACT Rights and Protections | Derechos y protecciones de PACT | PACT 权利和保护 | PACT 權利和保護 | Права и защита PACT

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\* Exceptions may apply to households who pay Flat Rent or are current tenant-based Section 8 participants or a mixed family, as defined by HUD.

## 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.

## 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:



### How will rent be determined? Will my rent increase?

Following the transition to Project-Based Section 8, rent will continue to be set at 30% of adjusted gross household income. You will continue to benefit from income adjustments, including medical and childcare expense deductions, and you will not need to pay a new security deposit. Any changes to your household composition (for example, if you add family members onto your lease) can change your portion of the rent, but it will always be set to 30% of the household income.

### Will I need to move or relocate during construction?

In many cases, residents may remain in their homes as renovations are completed. In some cases, depending on the severity of repairs needed or due to health concerns, you may be required to temporarily relocate to another apartment within your development. As soon as the construction is completed, you will have a right to return to your home. Prior to moving, you will be provided with a temporary move agreement outlining your right to return to your original apartment, protecting you from relocation costs and any out-of-pocket expenses, and ensuring that all packing and moving expenses will be fully covered.

### Will I be required to move to a larger or smaller apartment?

Once you transfer to the Project-Based Section 8 program, NYCHA's Leased Housing Department will determine which households are over-crowded or over-housed based on the number of people listed on your lease. If your household does not meet occupancy standards, meaning that there are too many people or too many bedrooms for your household size, you will need to move to an appropriate-sized unit when one becomes available.