

APARTMENTS AND LAYOUT

DIGNITY, CONVENIENCE AND SUPPORTING DIVERSE NEEDS

Why is this important?

A home should offer comfort, safety, and ease in everyday life. You've shared concerns about maintenance and material quality in the apartments at Red Hook West. Through PACT investments, NYCHA is committed to delivering modern, reliable, and dignified living conditions that reflect the respect and quality you deserve.

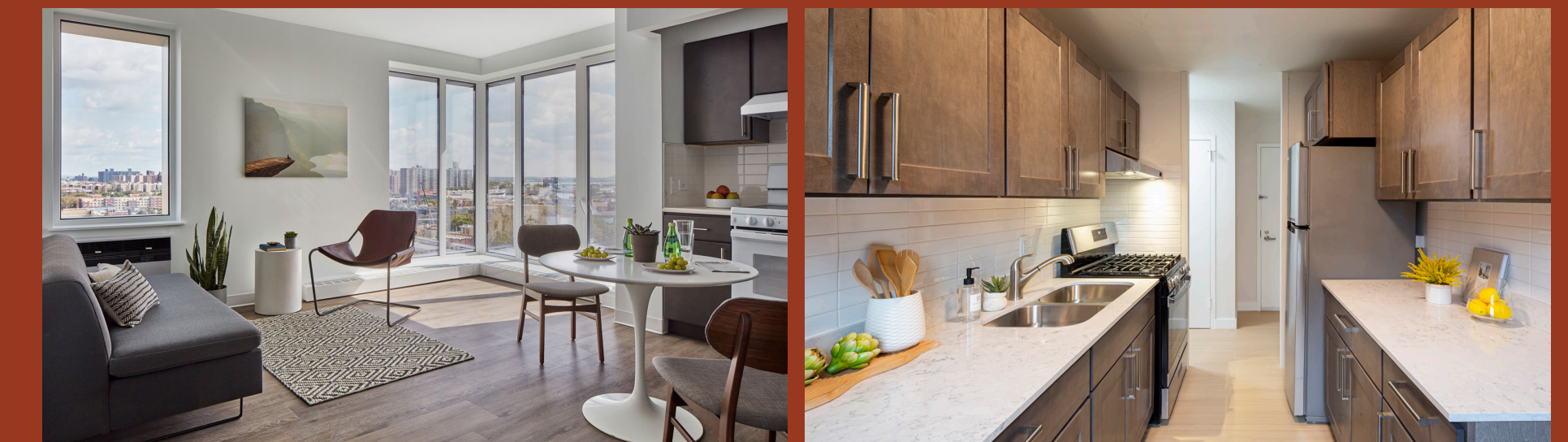
Many believe that the current apartment layouts at Red Hook West no longer meet the needs of today's residents and can feel inconvenient or inaccessible. Homes should be designed to support people of all ages and abilities, and at different stages of life. While some improvements could be made through renovation, new buildings offer the greatest opportunity to re-imagine apartment layouts and create homes that are more comfortable, accessible, and better suited to everyday life at Red Hook West.

Your Ideas in Action!



What do you prefer?

1. Living space layout should be ___.
Please use a dot on the scale below.



Open layout, integrated with living spaces

Separate rooms for kitchen and living spaces



2. Which of the below is most important to you?
Select below using dots/sticky notes.

Bigger bedrooms

Bigger Living Rooms

Bigger Kitchen

More Bathrooms

More Storage

3. What are the most useful accessibility features that should be included?
Select below using dots/sticky notes.

Handrails

Walk-in Shower

Easy to reach cabinets

Wide doors for wheelchairs

What did we miss?

Please use sticky notes to add your thoughts

INFRASTRUCTURE SYSTEMS

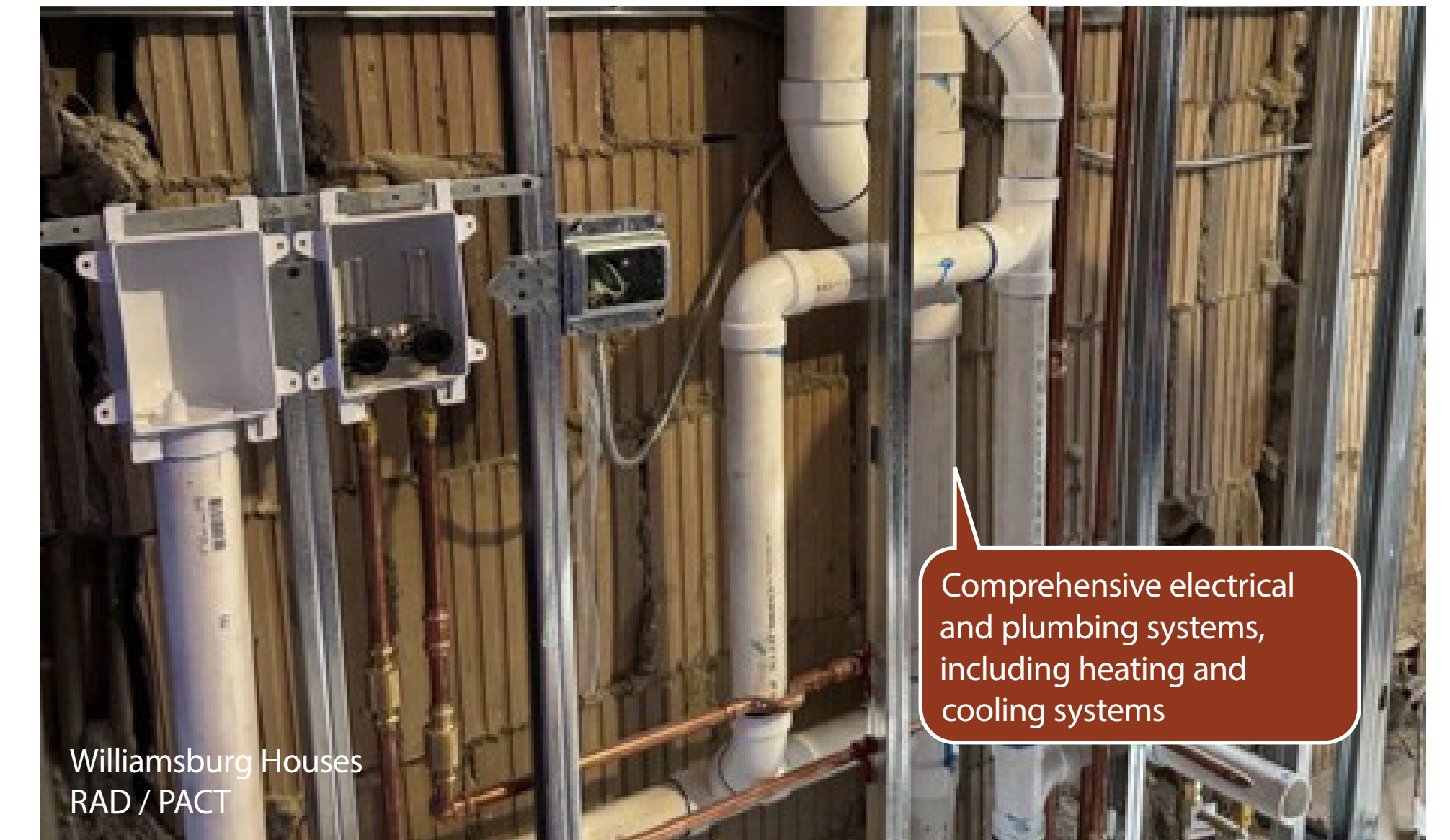
LONG-TERM RESILIENCE

Why is this important?

You've shared concerns about aging building systems at Red Hook West, including limited electrical capacity, ongoing issues with steam and water leaks, and impractical elevators.

Efficient and effective building systems can positively impact the daily lives of residents. PACT provides an opportunity to upgrade plumbing, heating and electrical systems. New construction would ensure modernized systems that would lay the foundation for a more reliable, sustainable and resilient future.

Your Ideas in Action!



What do you prefer?

1. How important is it to you that Red Hook West become a leader in sustainability and resiliency, and thereby better prepared for any future storms?

Please use a dot on the scale below.



Very Important

Not Important

2. How important are in-apartment heating and cooling controls?

Please use a dot on the scale below.



Very Important

Not Important

What did we miss?

Please use sticky notes to add your thoughts

ENTRIES AND COMMON AREAS

WELCOMING, CONVENIENT AND FOSTERING COMMUNITY

Why is this important?

We've heard concerns about safety near existing building entrances, including loitering, broken doors, and package theft. We have also heard that common areas at Red Hook West (such as lobbies, stairwells, and hallways) are poorly lit and not functioning as they should.

Shared common spaces should feel safe, welcoming, and well maintained for everyone. After all, they are the front doors to your homes.

Through PACT existing common spaces will receive improved maintenance and cleanliness. New buildings will allow lobbies and common spaces to be larger, brighter, and tailored to Red Hook West. New amenities, such as upgraded laundry rooms and welcoming gathering spaces, would be integral to any new buildings to support comfort, safety and community life.

Your Ideas in Action!



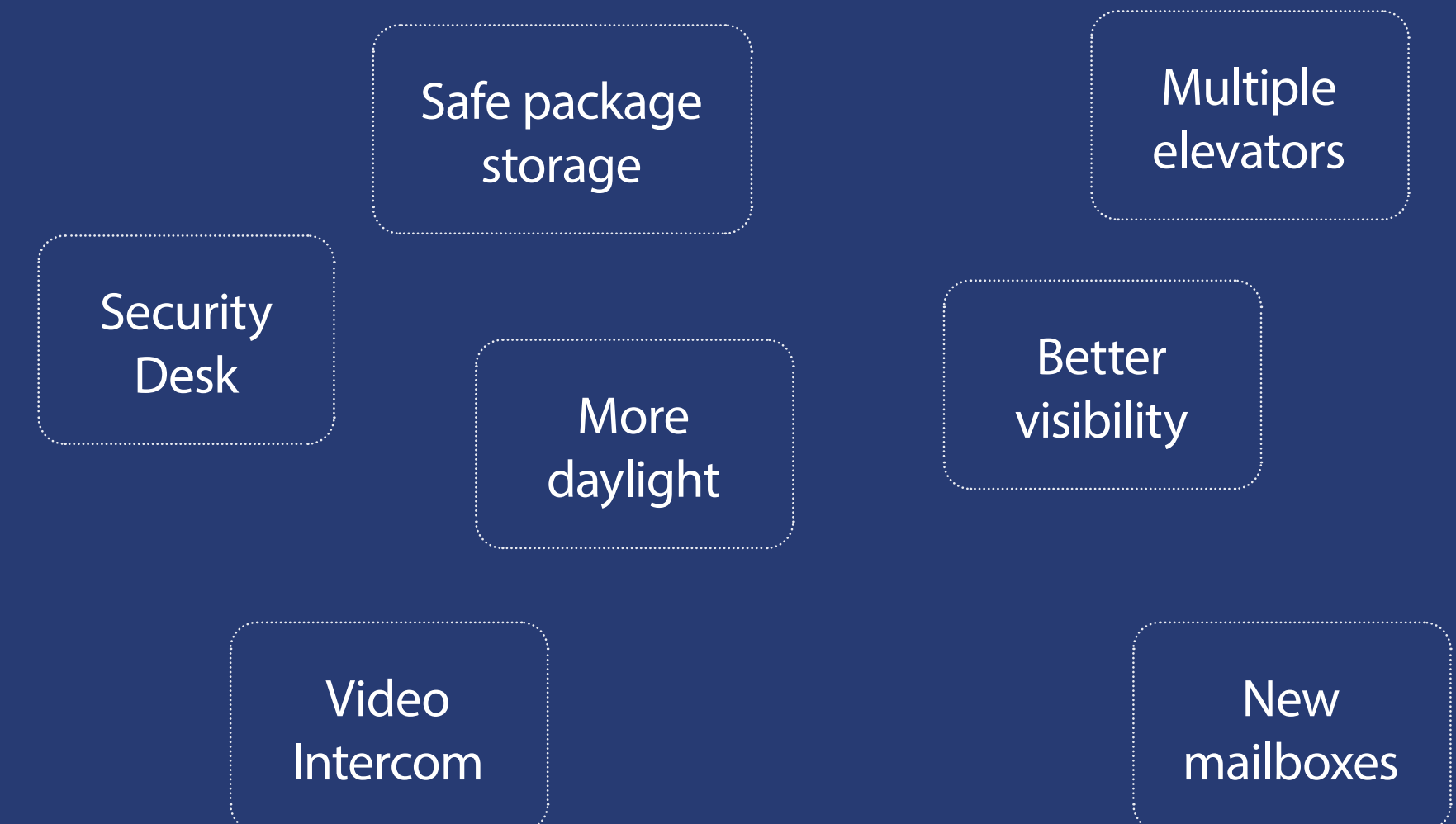
What did we miss?

Please use sticky notes to add your thoughts

What do you prefer?

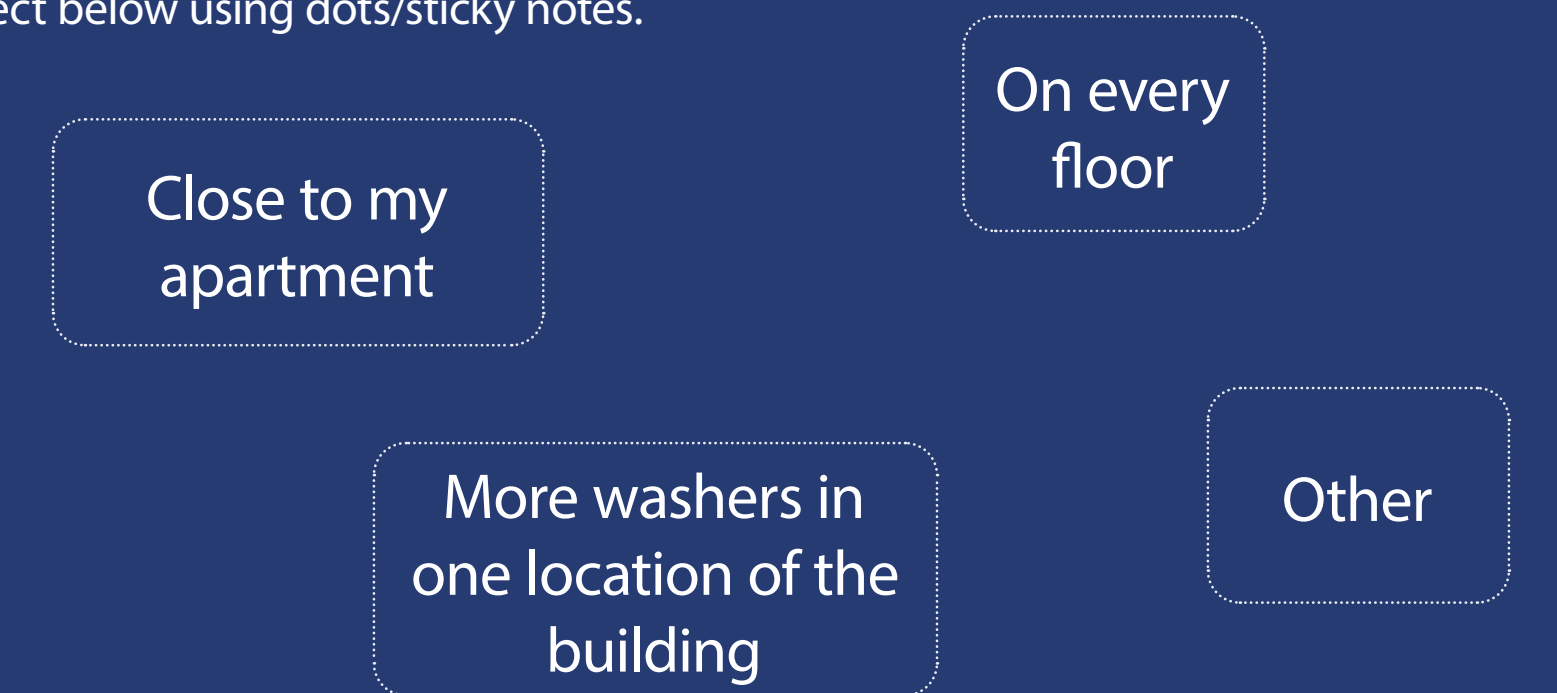
1. What amenities would you like to see in expanded lobbies?

Select below using dots/sticky notes.



2. How can laundry facilities be provided to best suit your way of living ?

Select below using dots/sticky notes.



3. What ideas do you have to improve garbage collection?

Select below using dots/sticky notes.



GROUNDS AND OPEN SPACES

COMMUNITY AND JOY

Why is this important?

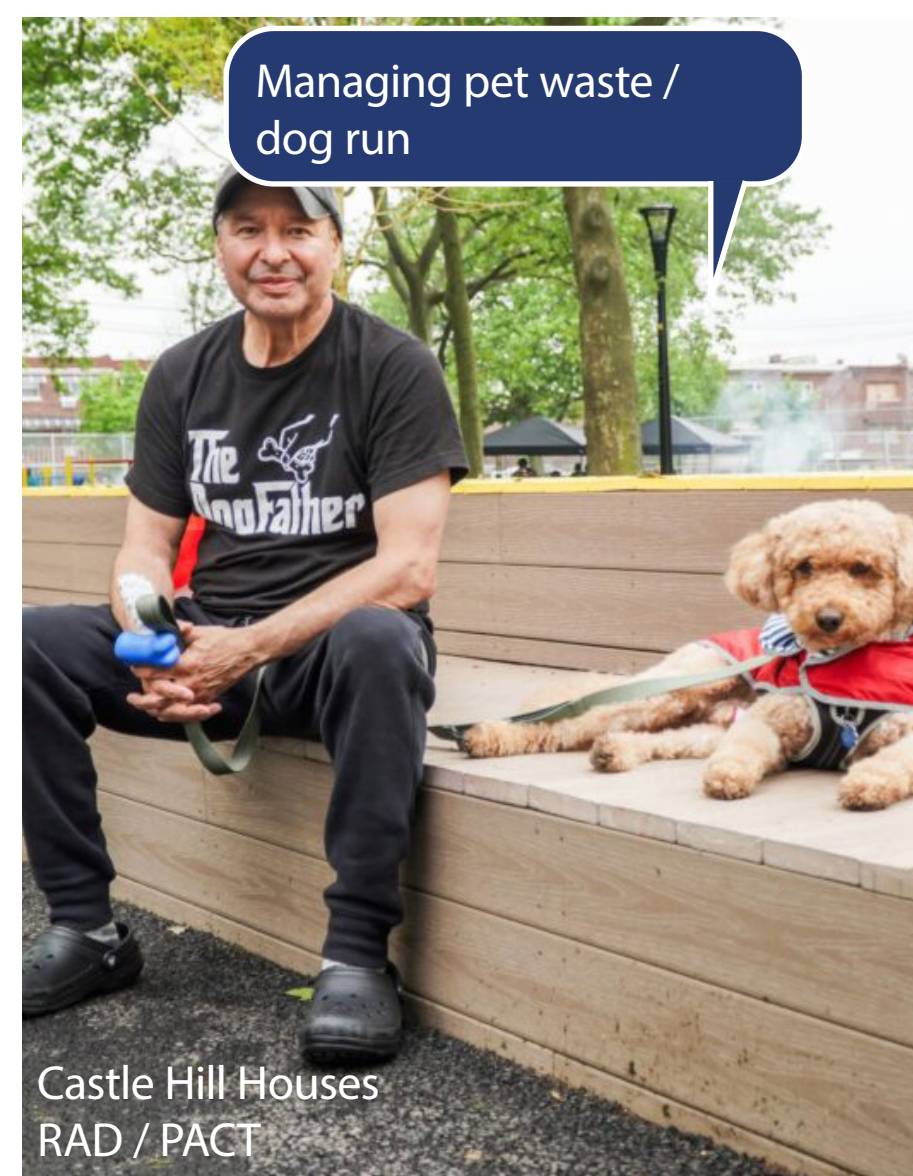
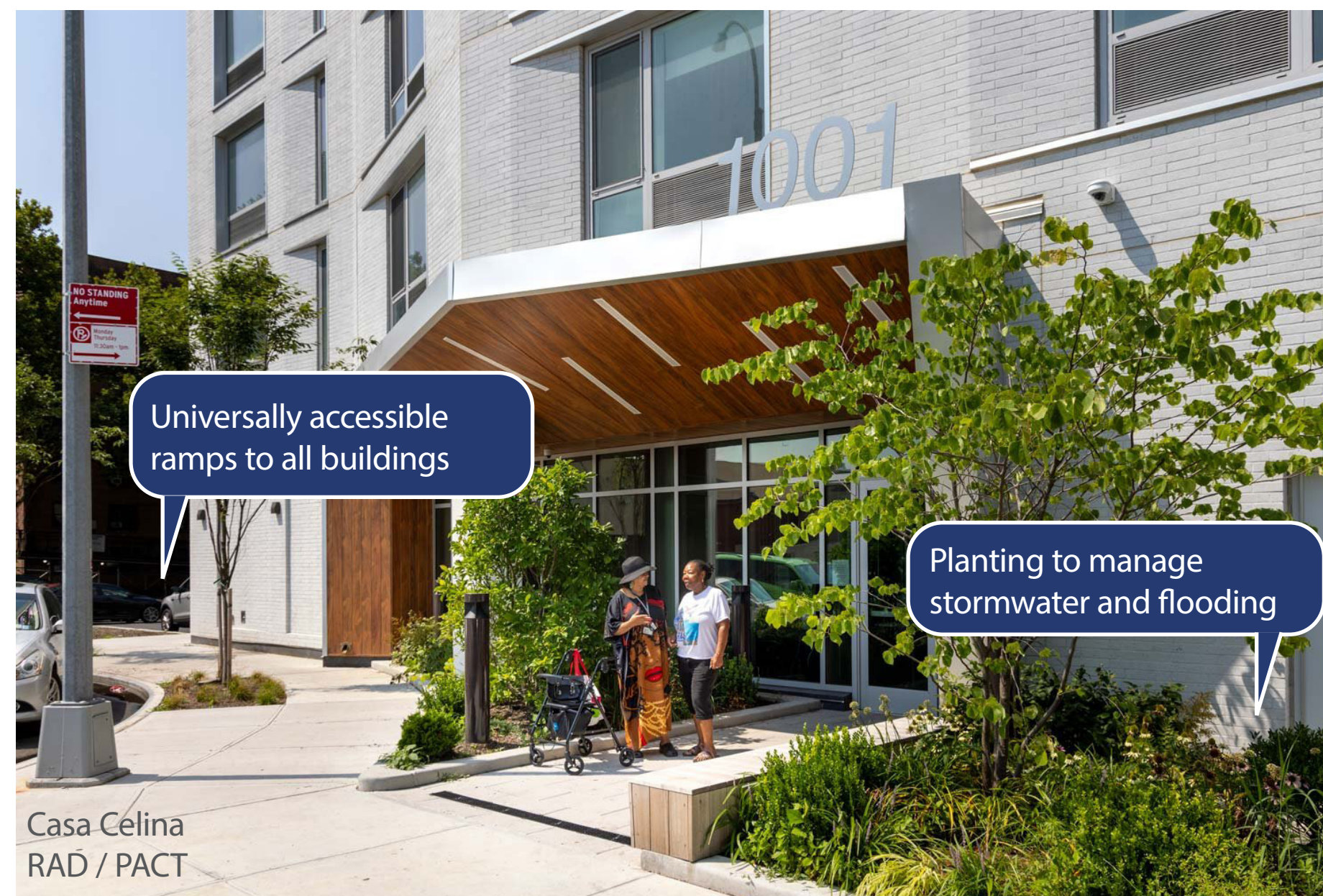
Resident open space concerns include the lack of diversity of play areas and outdoor spaces, the placement of benches too close to residential apartment windows on the ground floor, and the new ramp landings being too far away from building entrances.

The grounds at Red Hook West should be vital places for socializing, play, and relaxation. They are spaces where connections are made and community grows stronger. New investments and reconfiguration of the campus through new buildings offer the best opportunity to create shared spaces and introduce new amenities that support everyday life and bring residents together.

What did we miss?

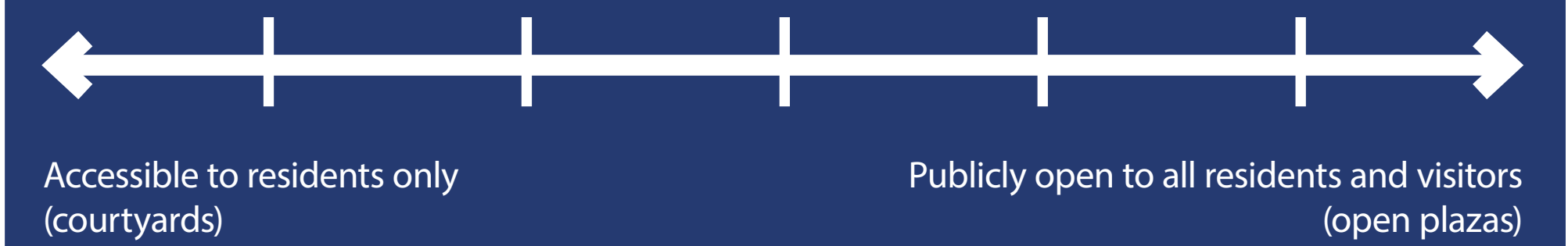
Please use sticky notes to add your thoughts

Your Ideas in Action!



What do you prefer?

1. Outdoor spaces should be ___
Please use a dot on the scale below.



2. Building entrances should be ___
Please use a dot on the scale below.



3. What is important to maintain about Red Hook West campus?
Select below using dots/sticky notes

- The Mall
- Play areas
- The Open Spaces
- Community Center
- Other
- Existing Building Shapes
- The Farm

4. Would you prefer separate outdoor spaces with unique activities for specific groups (seniors, kids, teens, etc) or shared spaces that allow all residents to use them together?
Share your thoughts on sticky notes.

SOCIAL AMENITIES

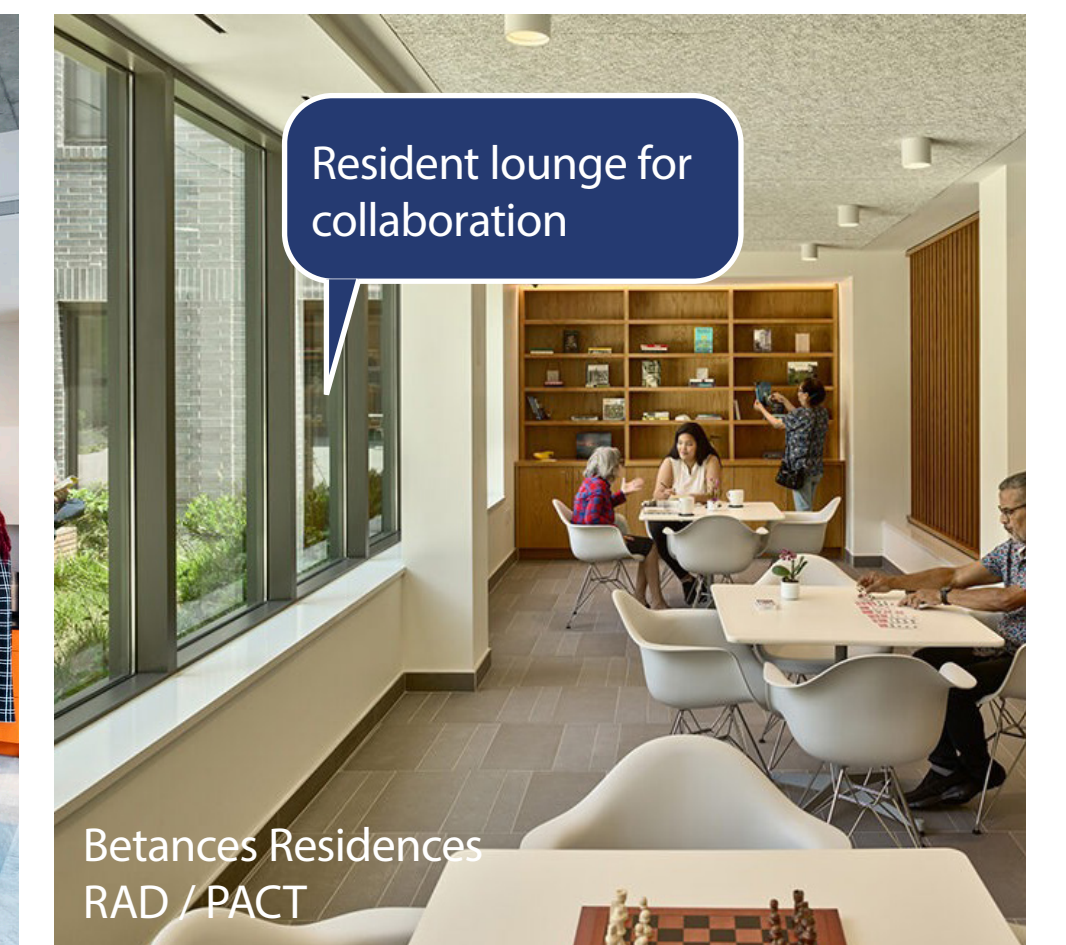
OPPORTUNITY AND GROWTH

Why is this important?

Residents want to foster a thriving Red Hook West Community and believe a myriad of social amenities are necessary on campus. Some ideas included resident spaces such as a community center, senior center, outdoor gardens, and daycares. Residents would also like social services, including after-school programs, adult education, life skills for teen and young adults, mental health and substance abuse counseling, and classes for first aid training, nutrition, financial literacy and job skills.

While renovation provides an opportunity to invest in the apartments, buildings and grounds at Red Hook West, new buildings will design new spaces devoted to resident amenities and services, and customized to the needs, strengths, and priorities of the Red Hook West community. Together, these investments in people can support opportunity, stability, and growth for residents.

Your Ideas in Action!



What do you prefer?

1. What industries or skills would you be most interested in learning as part of a job training program?

Share your thoughts on sticky notes

What did we miss?

Please use sticky notes to add your thoughts

NEIGHBORHOOD BENEFITS

BUILDING A STRONGER RED HOOK NEIGHBORHOOD

Why is this important?

Residents want to strengthen the existing community by incorporating commercial and community spaces to support Red Hook West residents and contribute to the overall neighborhood.

Red Hook West is a cornerstone of Red Hook. As the surrounding community continues to evolve, new buildings can accommodate new commercial and community spaces that will ensure that your community is supported, strengthened and connected for generations to come.

What did we miss?

Please use sticky notes to add your thoughts

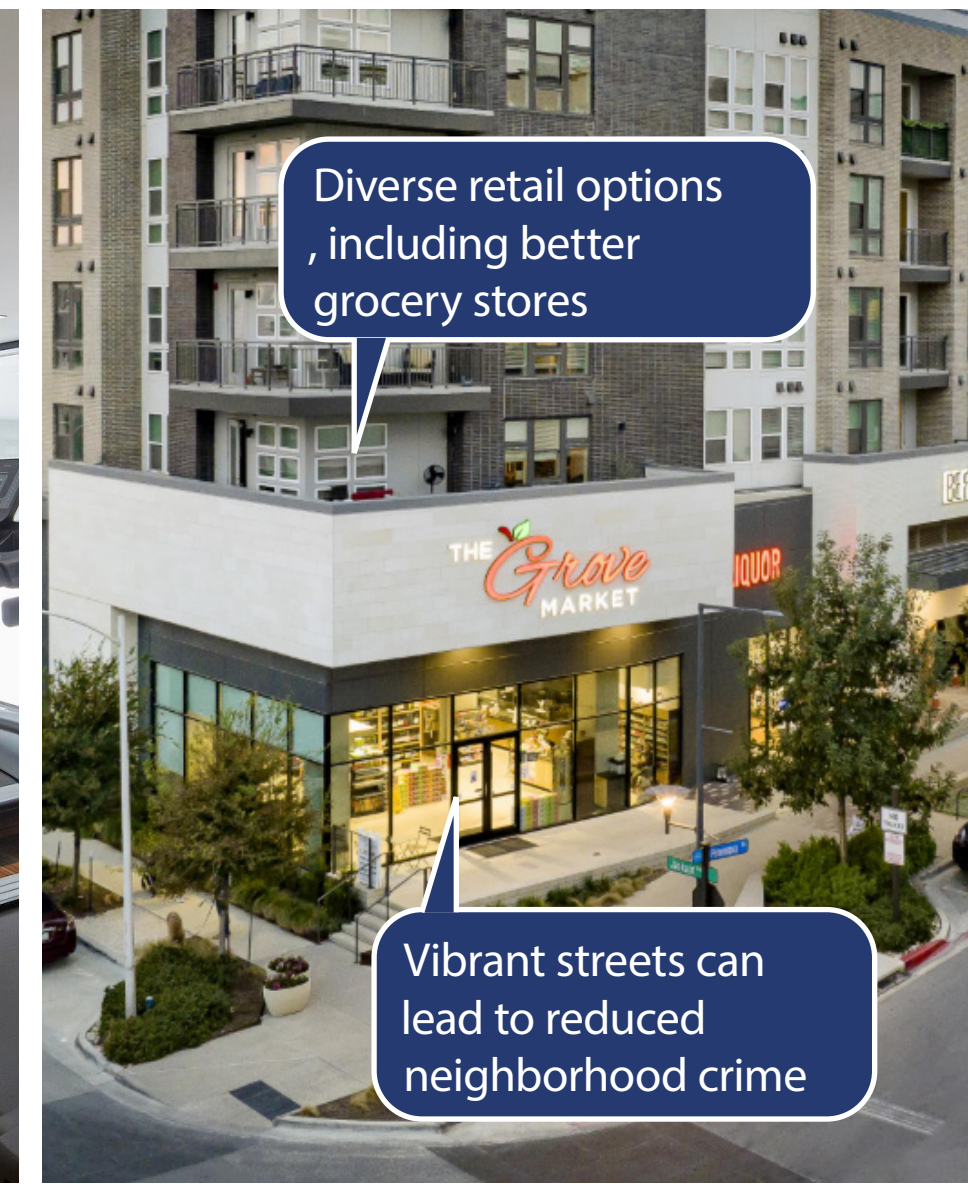
Your Ideas in Action!



Community programs that support education and job training



Better community amenities such as a gym, large laundromat and more



Diverse retail options, including better grocery stores

Vibrant streets can lead to reduced neighborhood crime



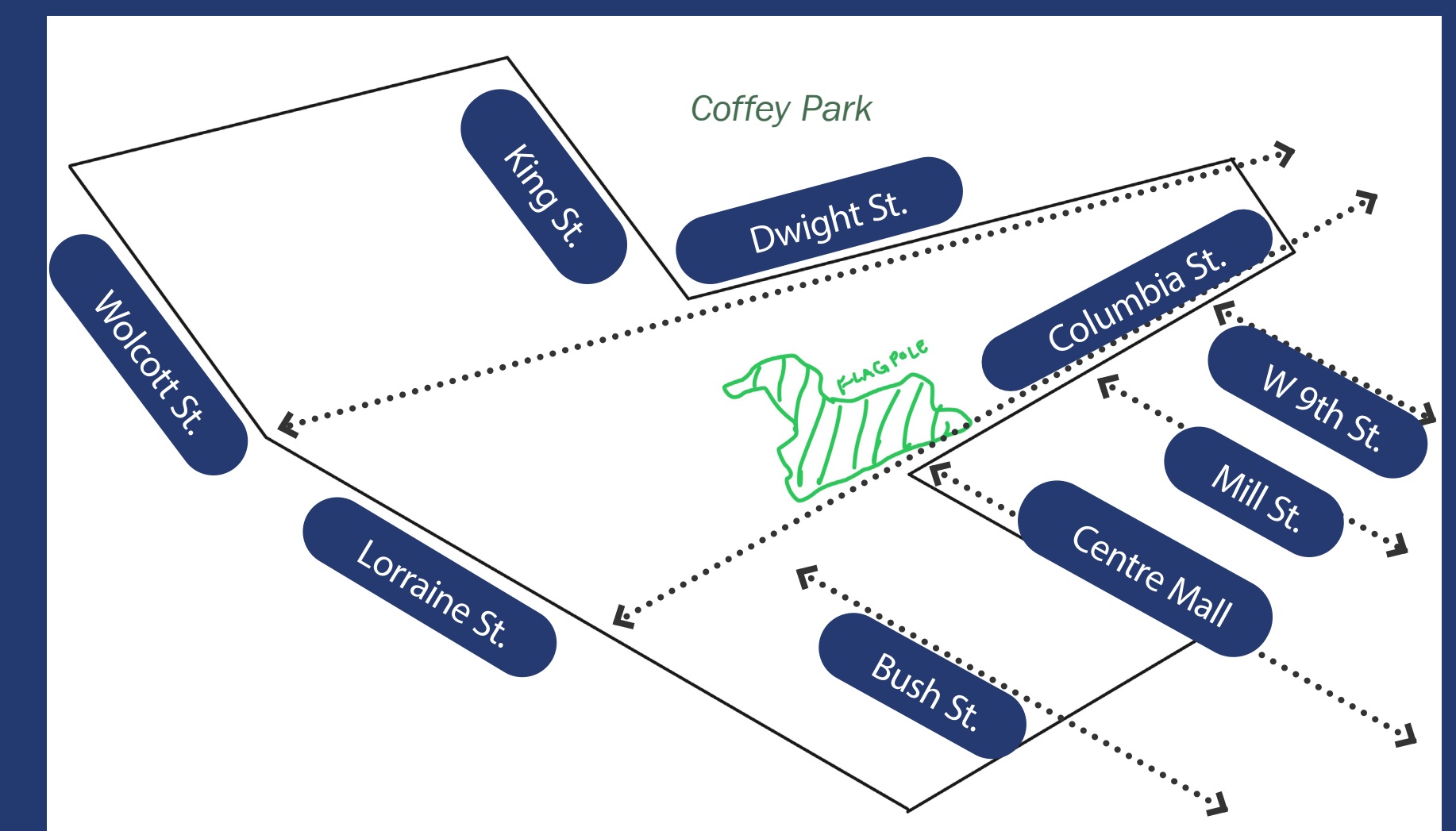
Better transit connections and safer pedestrian experience

What do you prefer?

1. What kind of new shops or services are needed in your neighborhood?
Select below using dots/sticky notes.

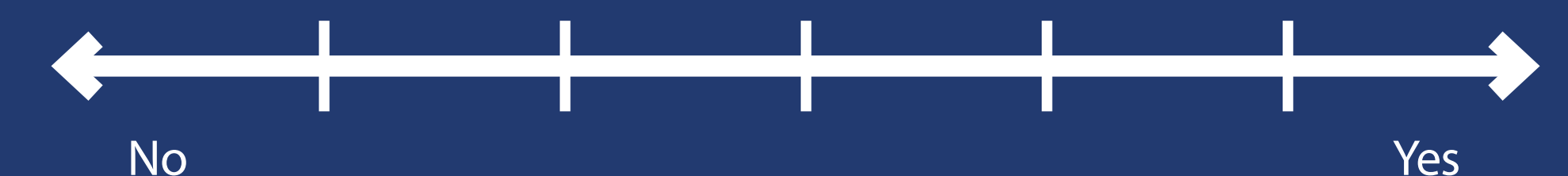
- Grocery Store
- Coffee Shop
- Gym
- Maker space
- Pharmacy
- School
- Large Laundromat
- Fresh food / fruit stand
- Healthcare Clinic
- Daycare

2. Which street within the development do you see as the main street within Red Hook West?
Please use a dot on the image below.



3. How could your access to existing public transit or neighborhood amenities be improved here?
Share your thoughts on sticky notes.

4. Would you be open to including amenities such as shops or daycare within the development, that could be used by the whole neighborhood?
Please use a dot on the scale below.



SAFETY + SENSE OF OWNERSHIP

FEELING SAFE AND WELCOME

Why is this important?

Residents highlighted challenges with broken cameras, stolen packages, and feeling unsafe in building entries. Recent FEMA resiliency improvements to the grounds protect the buildings from flooding, but the new ramps are inconvenient and the new outdoor spaces lack a sense of ownership.

This is your community and your home, and you deserve to feel safe on the grounds and within the buildings of your development. New resources offer an opportunity to thoughtfully redesign these areas, creating indoor and outdoor spaces that are safe, secure, and welcoming to create a stronger sense of belonging.

What did we miss?

Please use sticky notes to add your thoughts

Your Ideas in Action!



What do you prefer?

1. What would make you feel safer in your buildings and outdoors areas?

Select below using dots/sticky notes.

New lighting

On-site security personnel

Monitored cameras

Mirrors in hallways

Better visibility

Awareness

Volunteering / Mentorship

Better Understanding of House Rules

Improved doors

Other

2. What areas are in need of improved lighting in Red Hook West?

Select below using dots/sticky notes.

Building Entrances

Streets / Centre Mall

Building Common Areas

Building Ramps and Play areas

Others

3. What would increase your sense of belonging and ownership of the common areas in Red Hook West?

Share your thoughts on sticky notes.

MORE LIVING OPTIONS

ADDITIONAL OPPORTUNITIES AND AGING IN PLACE

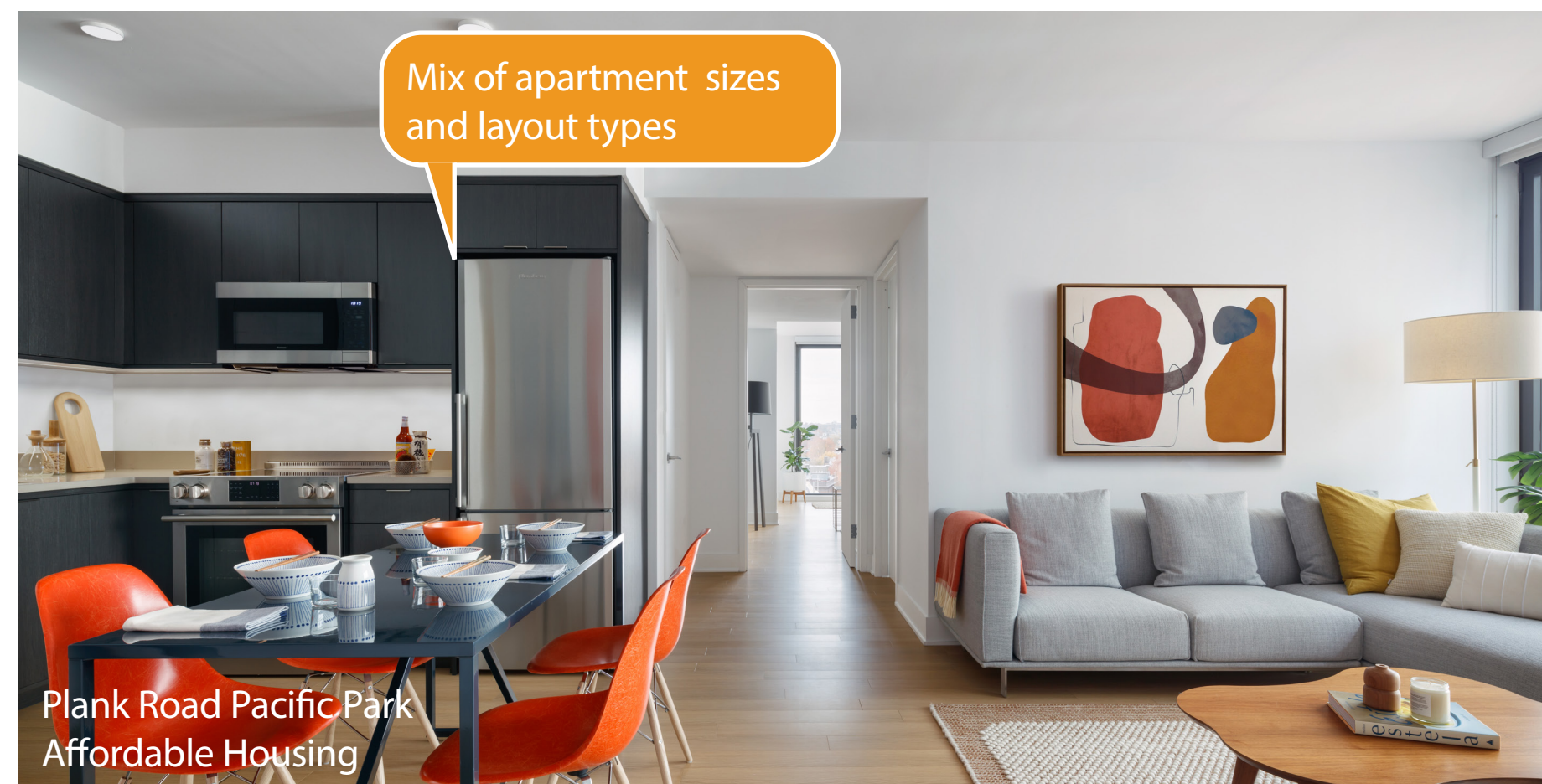
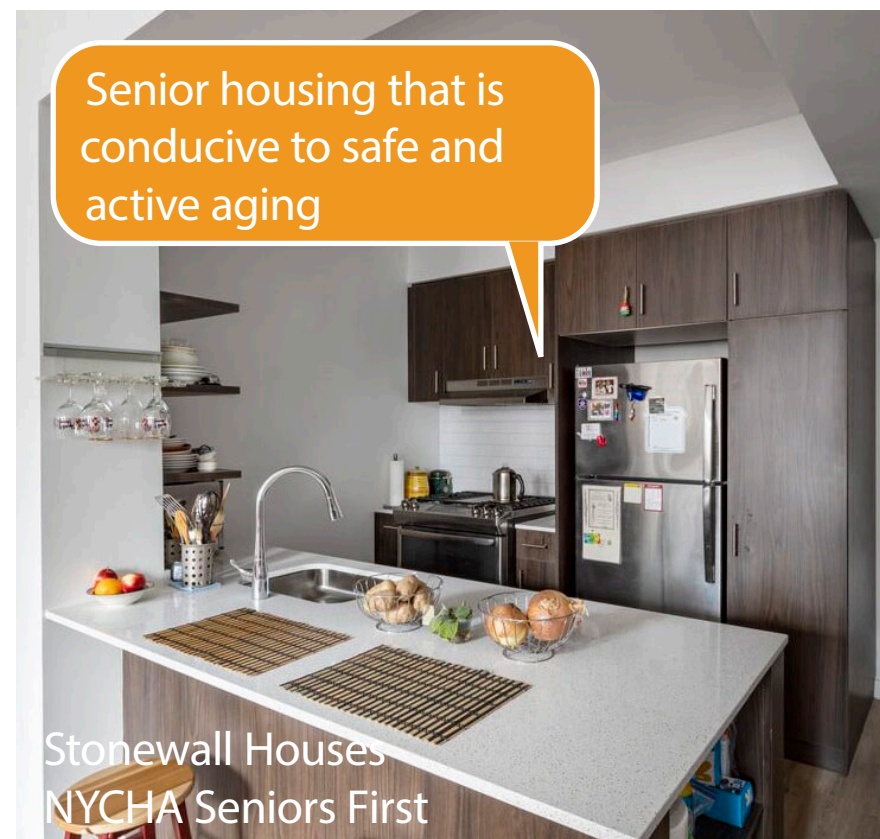
Why is this important?

Many residents have called Red Hook West home for decades, and their long-standing presence helps make the community stronger. As the community evolves and grows, homes should adapt to support residents and different types of housing should be considered for the diverse needs of the community.

Good housing should lift everyone by strengthening individuals, families, and communities. The diverse needs of Red Hook West residents should guide the range of housing options created through the PACT program.

New buildings offer an opportunity to introduce homes that meet the needs of seniors, workers, and first-time renters. PACT may be able to support pathways to homeownership, helping ensure that the community can support residents at every stage of life.

Your Ideas in Action!



What do you prefer?

1. What kinds of new housing will best serve your community now and in the future?
Share your thoughts on sticky notes.

2. Which do you prefer?
Select below using dots below..

Seniors-only building

OR

All buildings with apartments that take senior needs into account

3. What type of housing will best cater to young adults and families with children?
Share your thoughts on sticky notes.

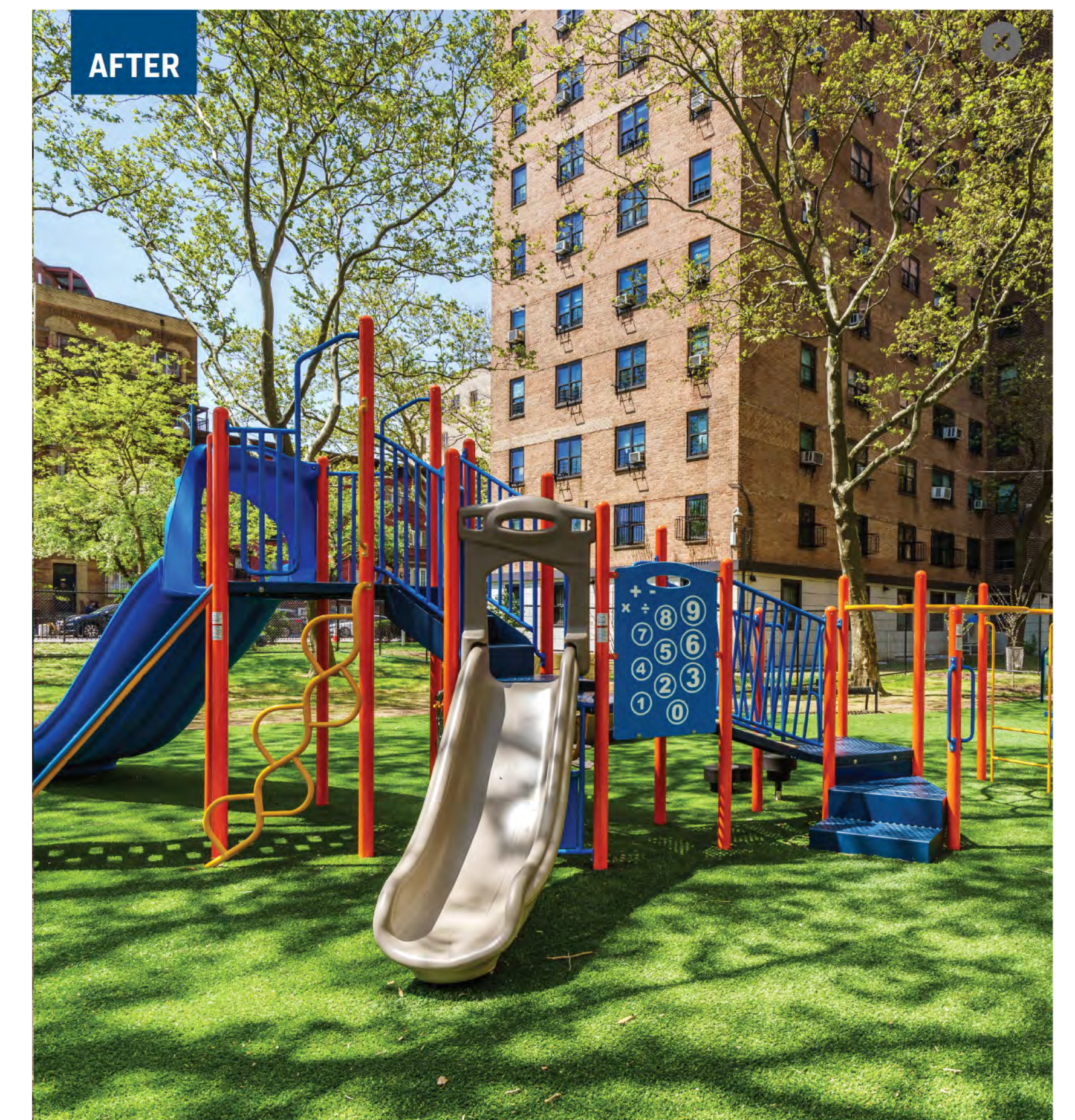
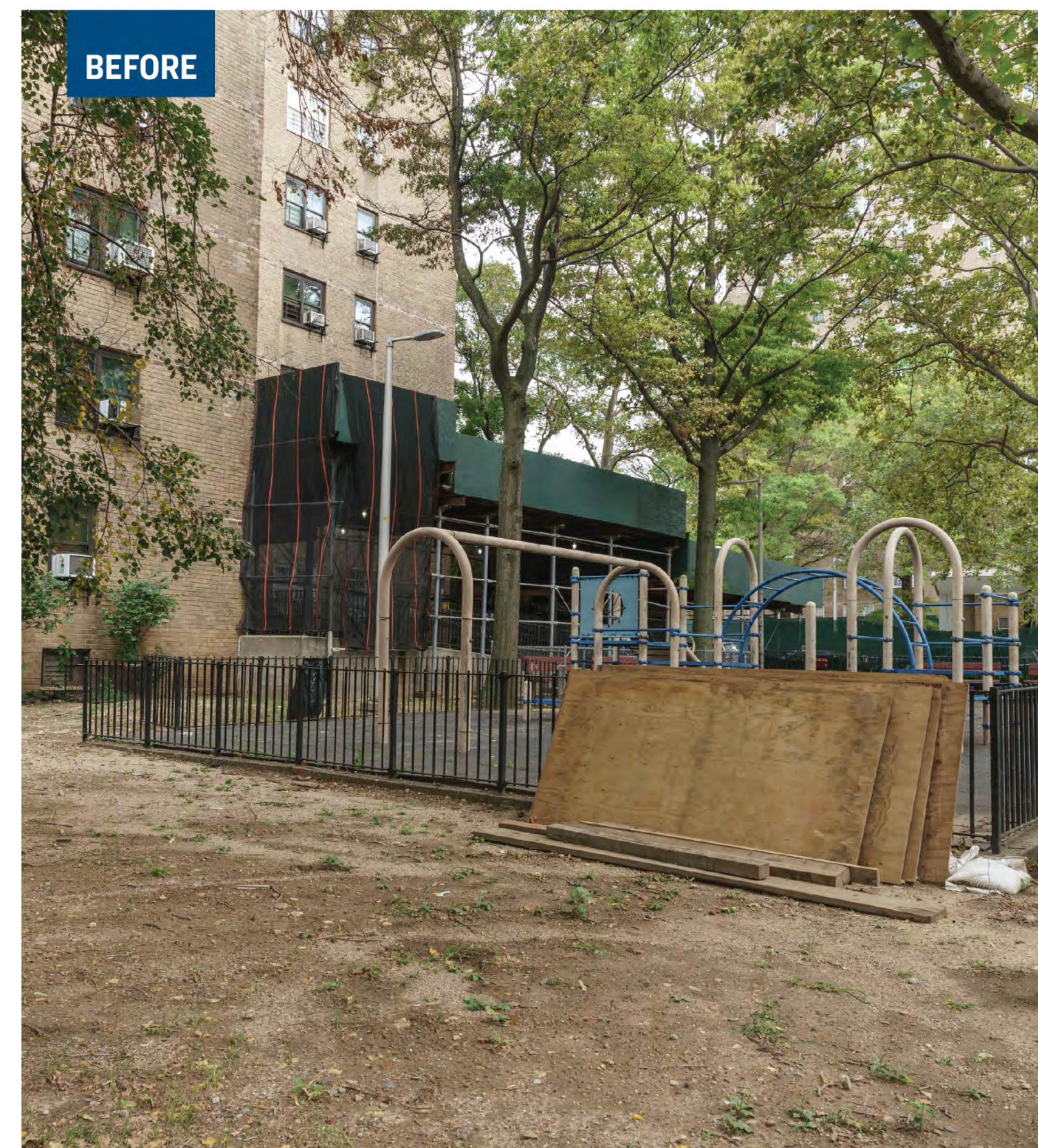
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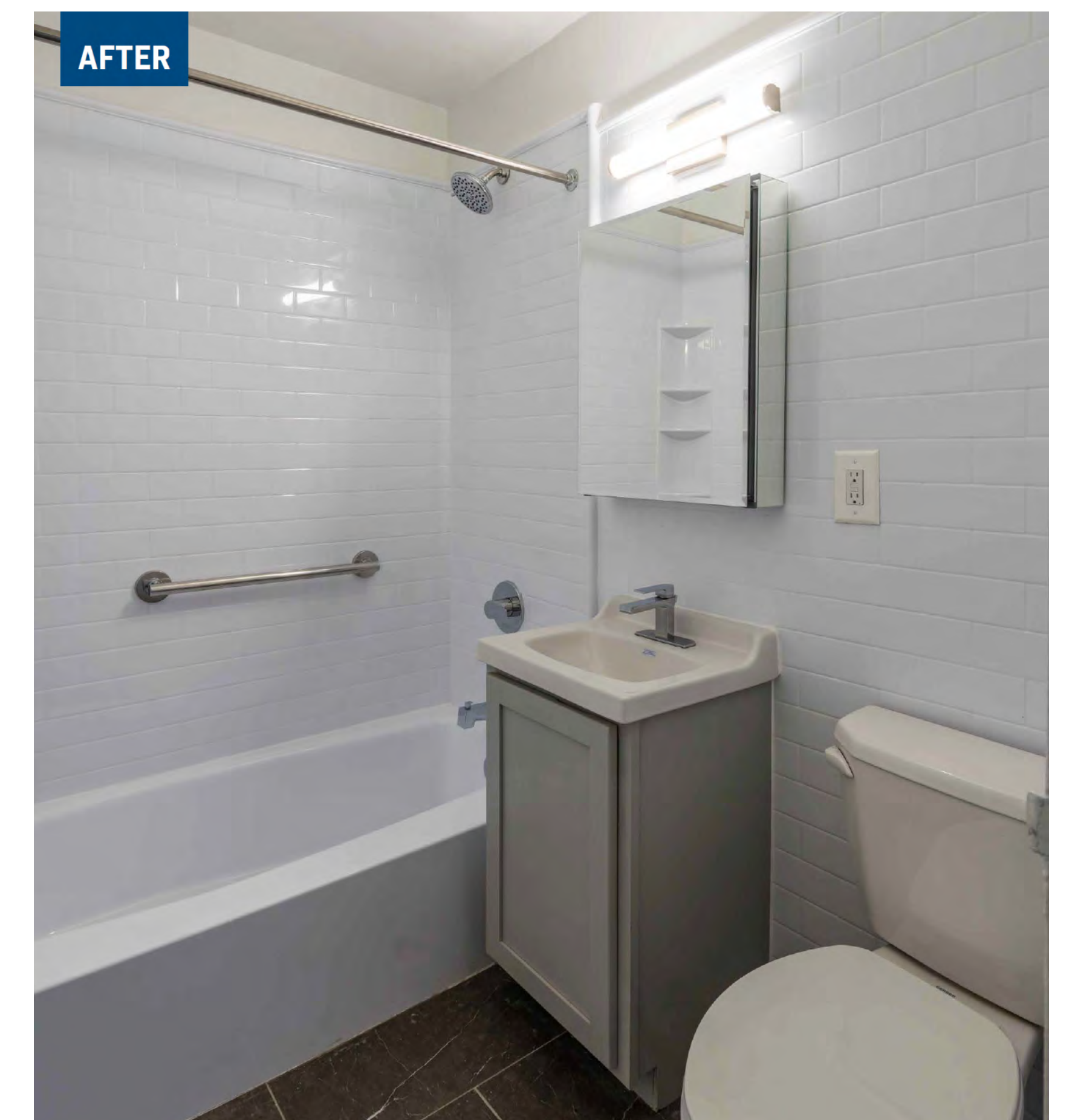
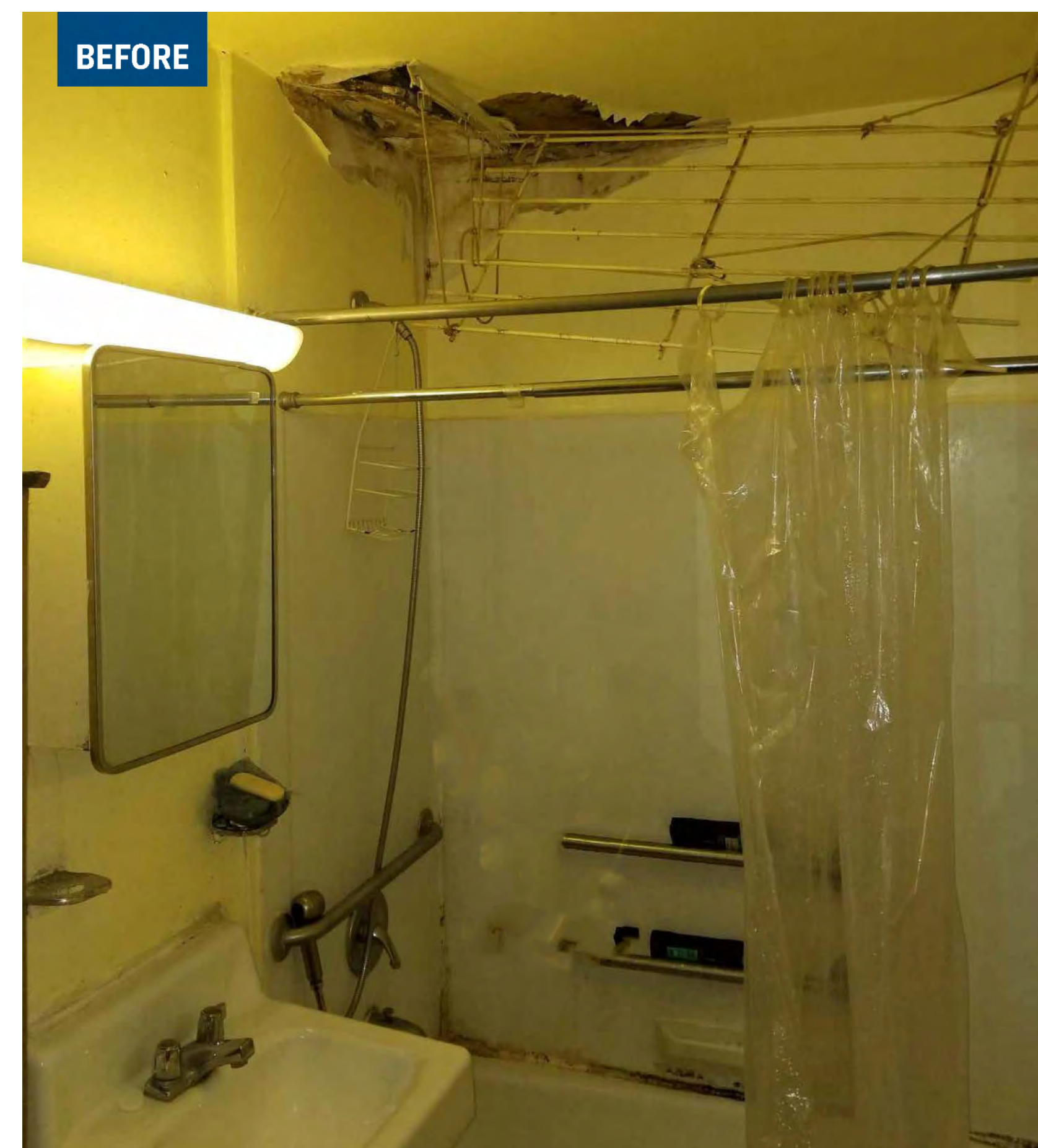
Examples of PACT Developments

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

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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

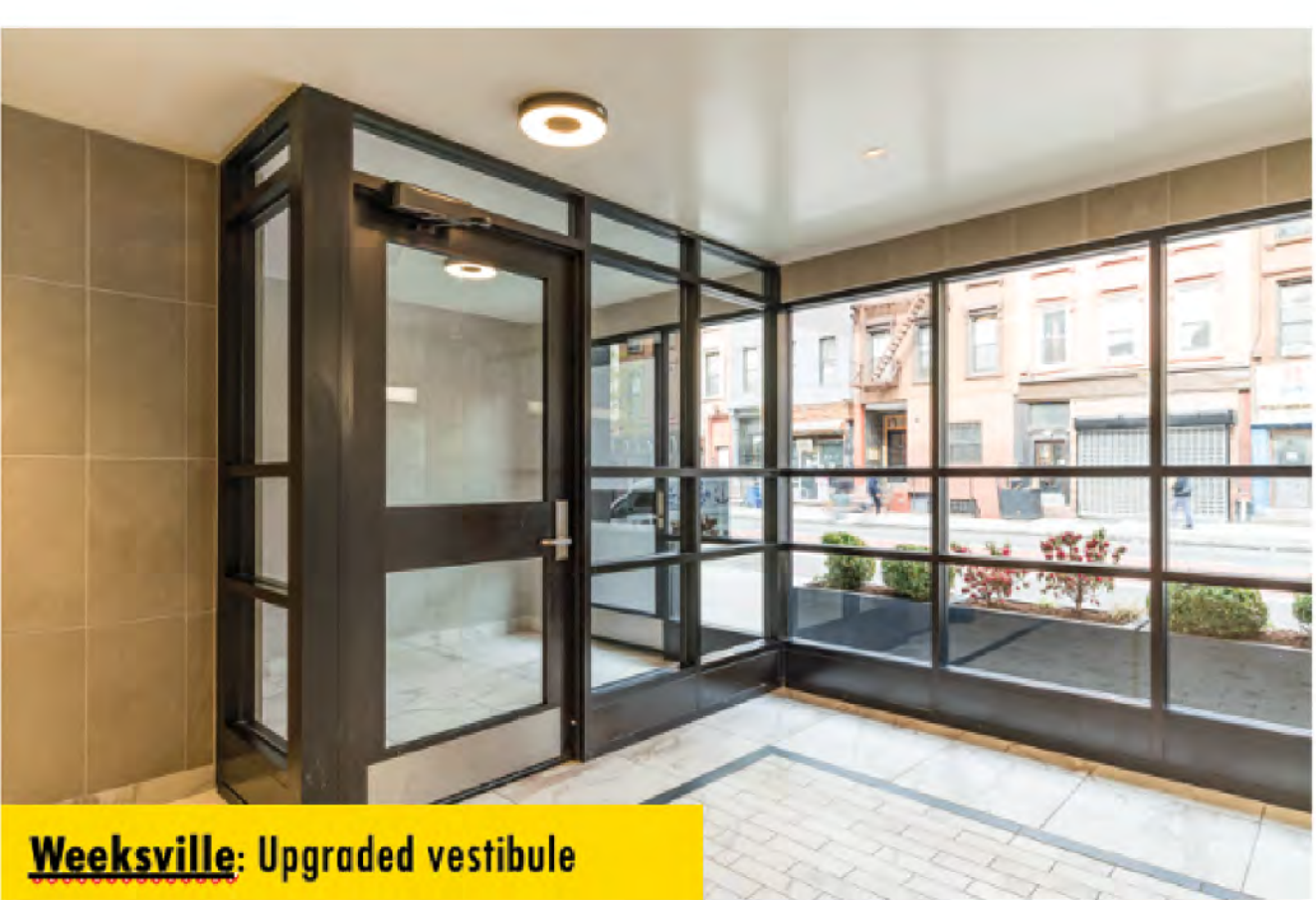


Independence: Upgraded elevators

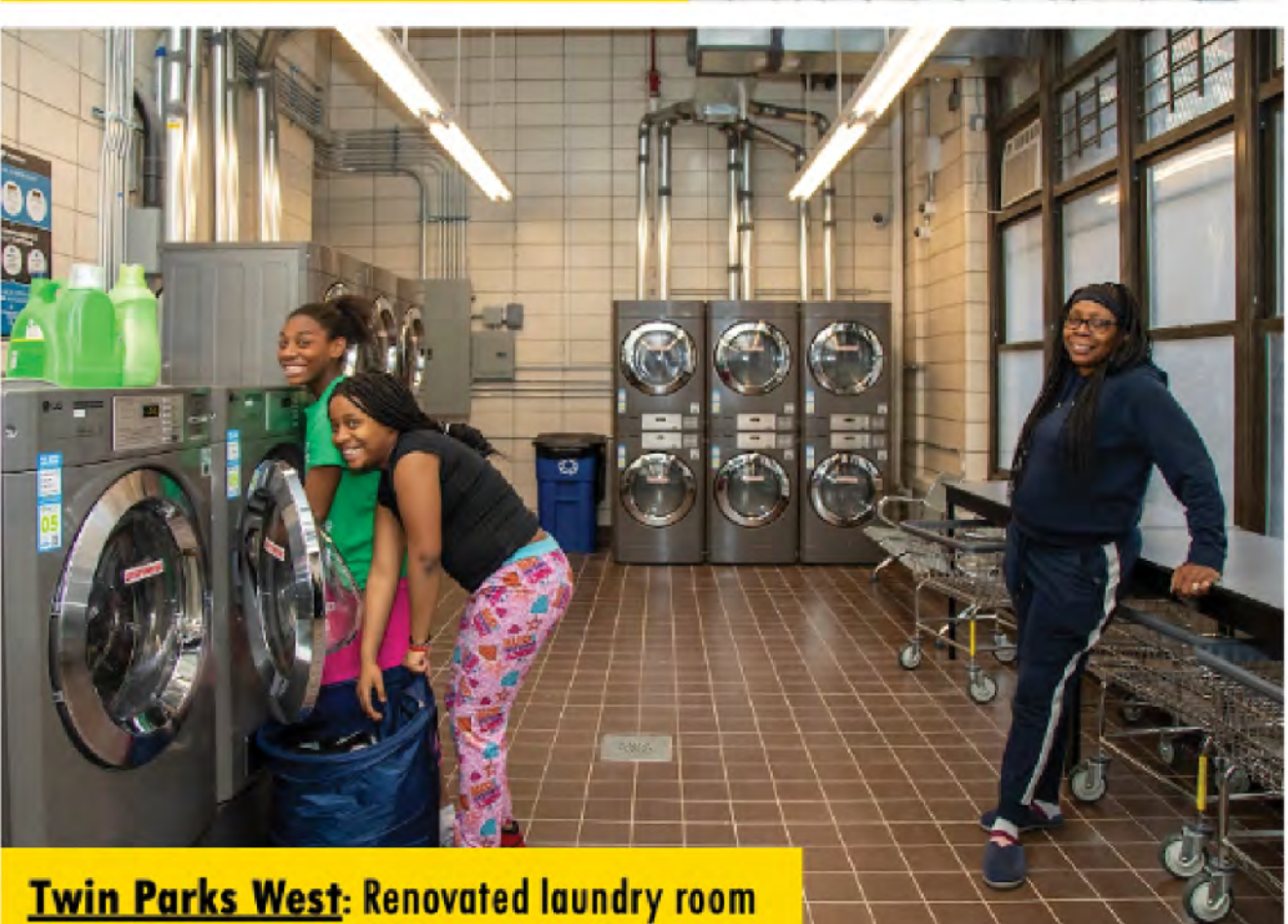
PACT Investments: Buildings and Common Areas

Independence

Upgraded building entrance



Weeksville: Upgraded vestibule



Twin Parks West: Renovated laundry room



Independence: New mailbox

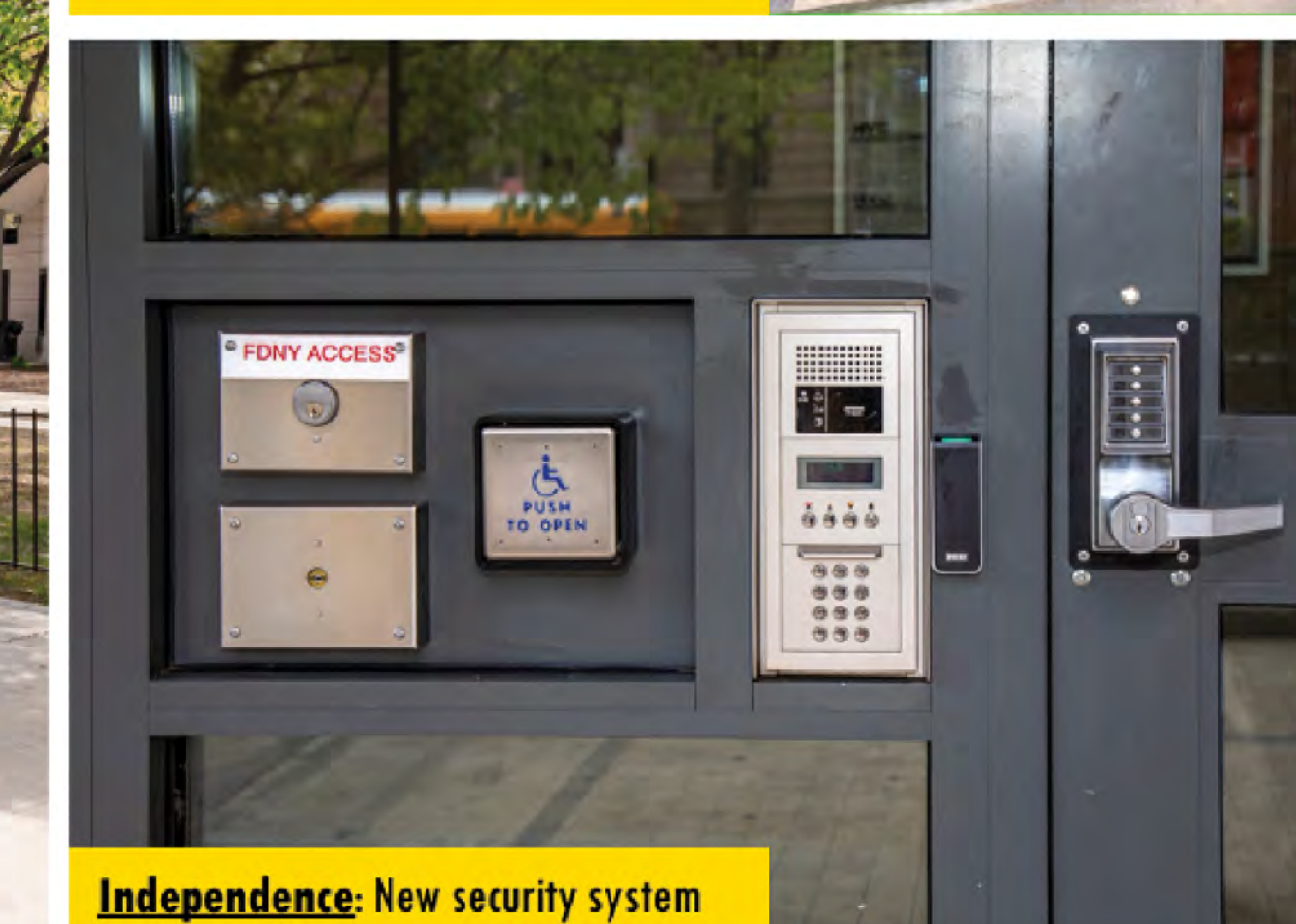
PACT Investments: Security Systems

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

Before



After



After



Before



After

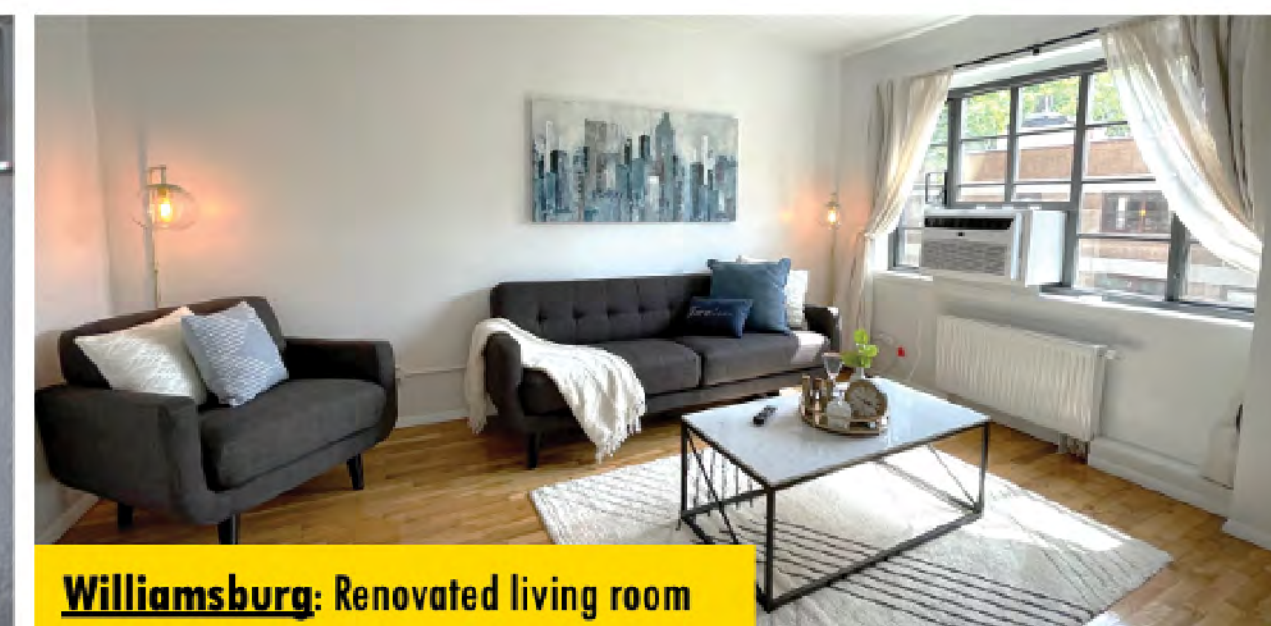


After



PACT Investments: Apartments

Independence
Fully upgraded kitchen



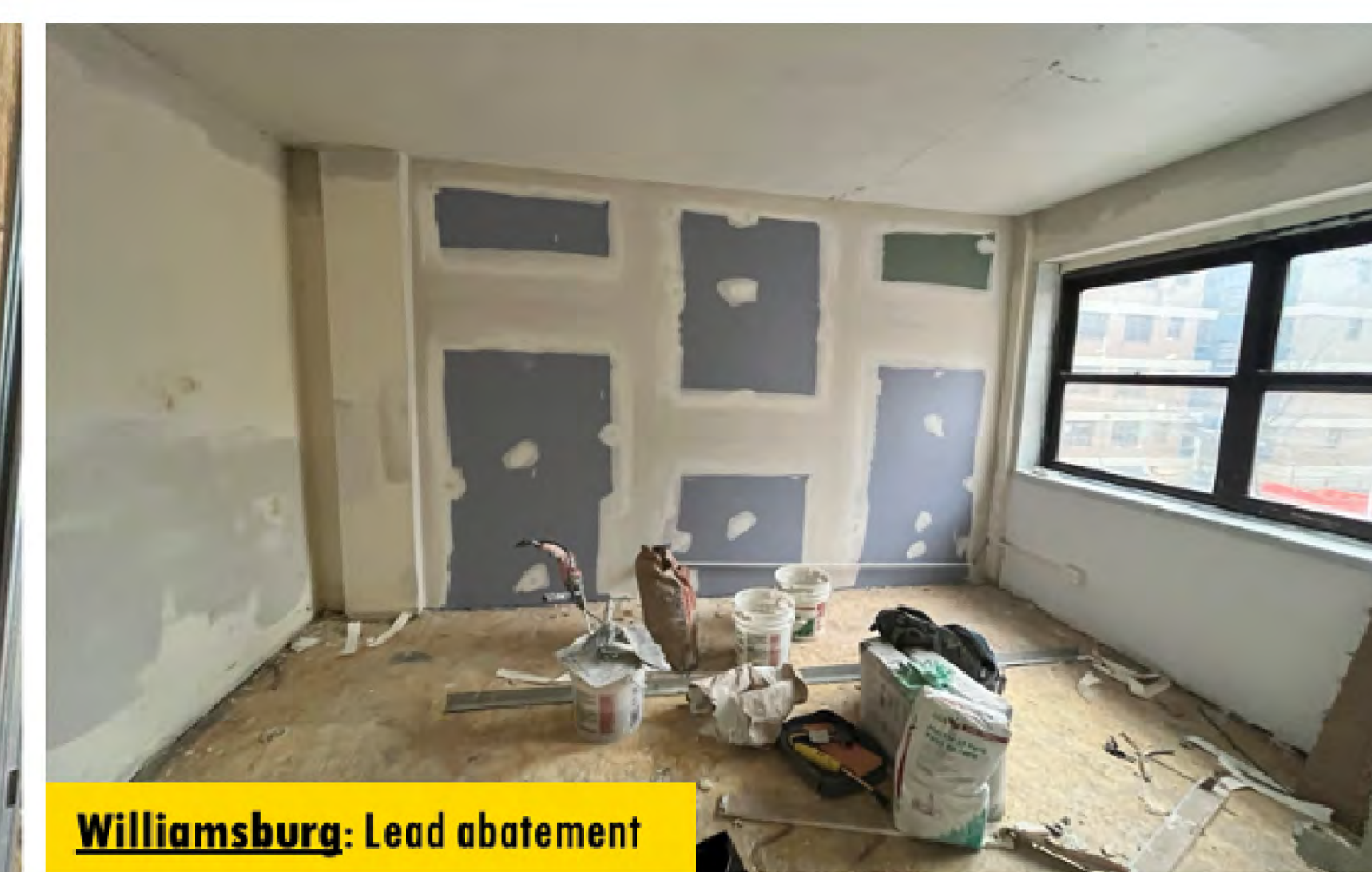
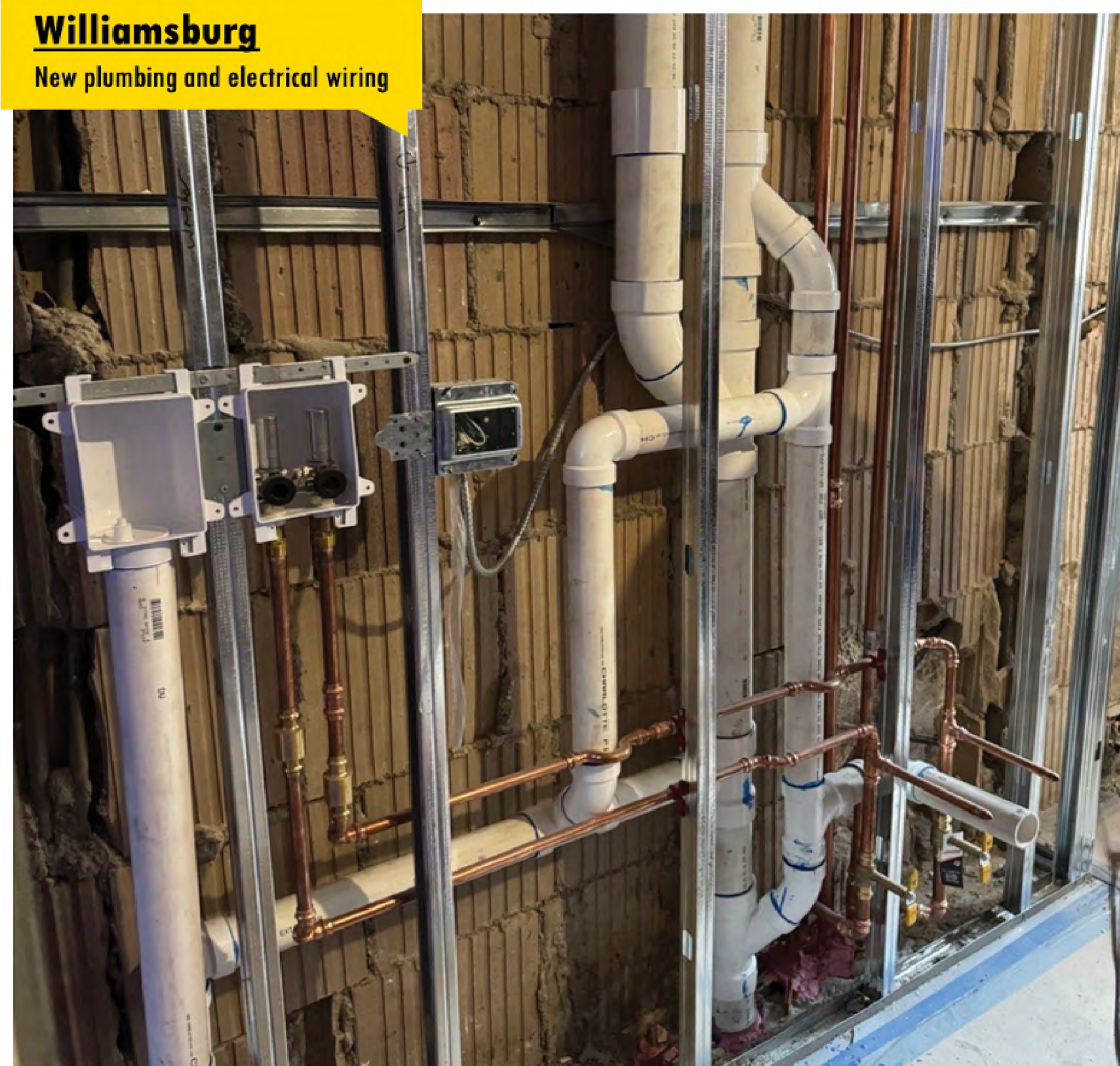
Williamsburg: Renovated living room



572 Warren Street: Renovated bathroom

PACT Investments: Health and Safety

Williamsburg
New plumbing and electrical wiring



Williamsburg: Lead abatement



Harlem River: Lead abatement

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

RENT CALCULATION

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

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.

* 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.



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.

For more detailed information, please scan the QR code:

