

# RED HOOK WEST COMMUNITY PLANNING PROCESS

## COMMUNITY WORKSHOP 6 APRIL 27, 2026



BFJ Planning  
MARVEL

# COMMUNITY WORKSHOP 6

## APRIL 27, 2026

### Virtual Meeting Guidelines

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**RED HOOK** WEST COMMUNITY  
PLANNING  
PROCESS 

**COMMUNITY WORKSHOP 6**  
**APRIL 27, 2026**



**RED HOOK** WEST COMMUNITY  
PLANNING  
PROCESS 

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**BFJ Planning**  
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# COMMUNITY WORKSHOP 6

## APRIL 27, 2026

### 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 and activity 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

# COMMUNITY WORKSHOP 6

## APRIL 27, 2026

### 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](mailto: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, activity, Q&A, and public comments.

# 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

### BFJ Planning



Jonathan  
Martin



Christine  
Jimenez



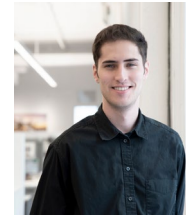
Evan  
Accardi



Eshti  
Sookram



Michelle  
Gilman



Nick  
Cerdera

### MARVEL



Guido  
Hartray



Danielle  
Cerone



Ishita  
Gaur



Maresa  
Amador



Erica  
Barker

# AGENDA

- **Process Timeline**
- **Resident Priorities**
- **About PACT**
- **Draft Community Visioning Report**
- **Group Activity**

# PROCESS TIMELINE

## 1. PROCESS KICKOFF ~ September-October 2025

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

## 2. COMMUNITY PLANNING ~ November-December 2025

- Goals and Objectives
- Guidelines & Principles

## 3. COMMUNITY VISIONING ~ February-April 2026

- Concepts and Options
- Draft Community Visioning Report

## 4. COMMUNITY VISIONING REPORT May 14, 2026

- Community Guidelines & Principles
- Future Vision & Options

## 5. RFEI Process with NYCHA ~ Summer 2026



# WHERE WE BEGAN (The Process)

Since May 2025, the Red Hook West Resident Association (RHWRA) has worked with residents to develop a shared, community-driven vision for the future of Red Hook West—one that reflects local aspirations, meets everyday needs, and ensures safe, affordable housing for generations to come.

MORE THAN **185** RESIDENTS PARTICIPATED IN:



**7** RESIDENT MEETINGS

TABLING SESSIONS & RESIDENT FOCUS GROUPS



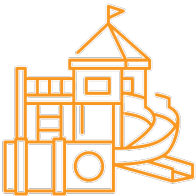
INFO AND SURVEY PROVIDED TO EVERY RESIDENT



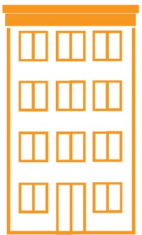
# WHAT WE HEARD (Resident Priorities)



**Improve daily living with updated layouts that meet diverse needs, ADA-compliant features, modern climate controls, quality finishes and new appliances.**



**Create outdoor spaces for gathering, play, and relaxation, prioritizing safe, accessible areas for residents of all ages and abilities.**



**Update building systems, amenities, and common areas to enhance comfort, safety, and community life.**



**Improve safety and security with on-site staff and cameras, better lighting, and modern, well-maintained building entrances.**



**Improve quality of life and expand opportunities for residents through better property management and useful social services.**

# WHERE WE ARE NOW (The Vision)

## COMMUNITY-CENTERED DESIGN

- Improvements should directly respond to resident concerns—addressing aging buildings, deteriorating conditions, environmental challenges, and overall quality of life.



## EXPANDED OPPORTUNITIES

- Provide amenities and programs that support residents at every stage of life, including job training, childcare, senior services, and assistance for those in need.



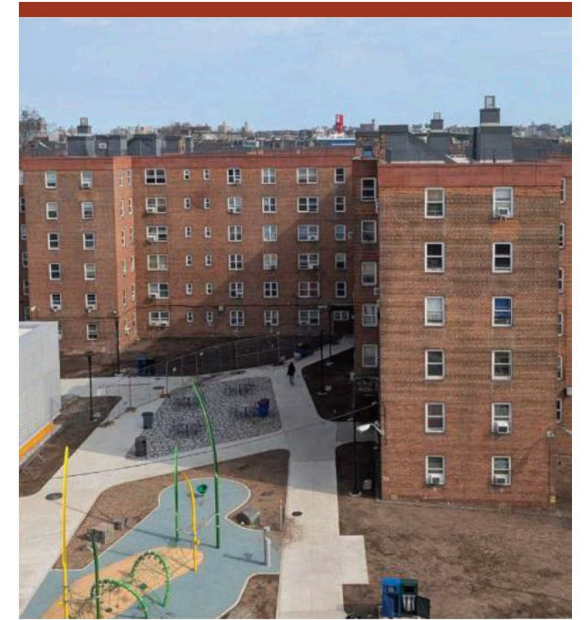
## CONTEXT SENSITIVE DESIGN

- Honor the unique character of Red Hook while enhancing Red Hook West's role as a welcoming gateway to the broader community.



## MINIMIZE DISRUPTION

- Plan and manage construction thoughtfully to reduce impacts on residents' daily lives and maintain a sense of stability throughout the process.



# 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 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.

## 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.

For more detailed information, please scan the QR code or visit [on.nyc.gov/nycha-pact](https://on.nyc.gov/nycha-pact)



# POTENTIAL DESIGN STRATEGIES

## *Improved Living Conditions*



- Apartments & Layouts
- Accessibility
- Building Systems

## *Better Quality of Life*



- Open Spaces
- Social Amenities
- Community Benefits

## *Safety & Sense of Ownership*



- Building Entries
- Common Areas
- Safety & Security

## *More Living Options*



- Senior Housing
- Starter Housing
- Young Adult Housing

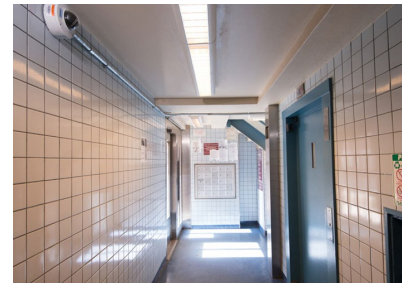
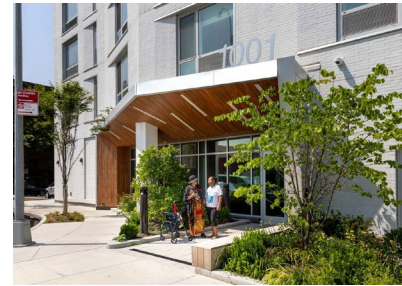
# SOCIAL AMENITIES & SECURITY

## *Social Amenities*



- **Senior Center**
- **Childcare**
- **Community Space**
- **Continuing Education**
- **Life Skills**
- **Vocational Training**
- **Farmer's Market**
- **Dog Park**

## *Safety & Security*



- **Bright entries with efficient ramps**
- **Upgraded intercom system**
- **Security cameras and improved lighting**
- **Package room and secure mailboxes**

# NEXT STEPS IN THE PLANNING PROCESS

## 1 RED HOOK WEST COMMUNITY PLANNING PROCESS

- Resident meetings about PACT and how it works
- Resident leadership paired with independent advisors, if desired
- Outreach and discussions about community needs and priorities

## 2 Partner Selection

- Issue Request for Expressions of Interest (RFEI) to select PACT partners
- Resident Review Committees evaluate proposals and select partner team
- Continue hosting resident meetings, tours, workshops, and open house events

## 3 Design

- Introduce PACT partners to residents
- Work with residents and PACT partners to prepare detailed rehabilitation, property management, and social services plans
- Residents view model unit
- Residents sign new leases; free legal assistance available

## 4 Construction

- Development converts to Project-Based Section 8 funding
- New property manager assumes responsibility
- Construction begins

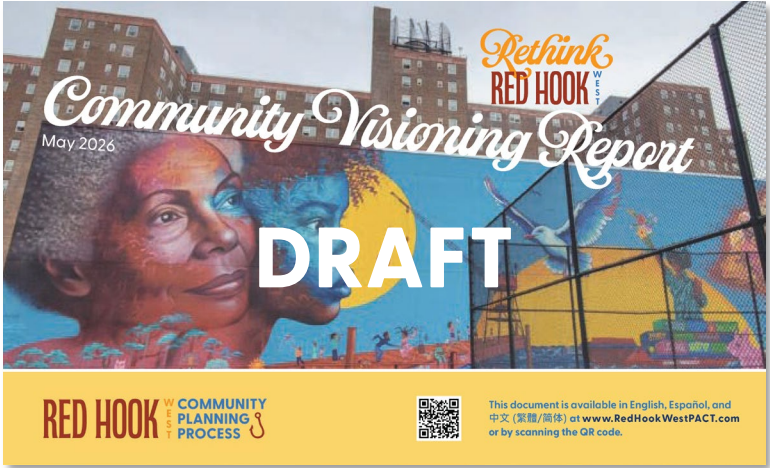
12 months

24 – 30 months\*

18 – 24 months\*

\* Timeline above may vary depending on individual project needs

# NEXT STEPS IN THE PLANNING PROCESS



1

Introduction



2

About the PACT Program



3

About Red Hook West Houses



4

Summary of Resident Priorities at Red Hook West



5

Potential Design Strategies



6

Next Steps

# ACTIVITY

## Let's review the ideas you've suggested...

- Facilitators will present design strategies
- Discuss whether these ideas reflect your priorities
- Be critical! Let us know what you'd do differently
- Opportunity for Q&A



**PLEASE JOIN US!**

# OUR NEXT MEETING...

**MAY 14, 2026**

## **Final Presentation + Celebration**

- Hear a summary of the final report and learn more about next steps like the future RFEI process, where developers will propose ideas for PACT investments at Red Hook West

## **Request for Expressions of Interest (RFEI) Process with NYCHA**

*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)