

RED HOOK COMMUNITY PLANNING PROCESS

WEST



Community Introductory Meeting

September 16, 2025



BFJ Planning
MARVEL



AGENDA

- Introduction
- About PACT
- Existing Conditions
- Goals and Opportunities
- Activity & Discussion

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 RESIDENT ADVISORS

BFJ Planning



Jonathan
Martin



Christine
Jimenez



Evan
Accardi



Eshti
Sookram



Michelle
Gilman



Nick
Cerdara

MARVEL



Guido
Hartray



Danielle
Cerone



Ishita
Gaur



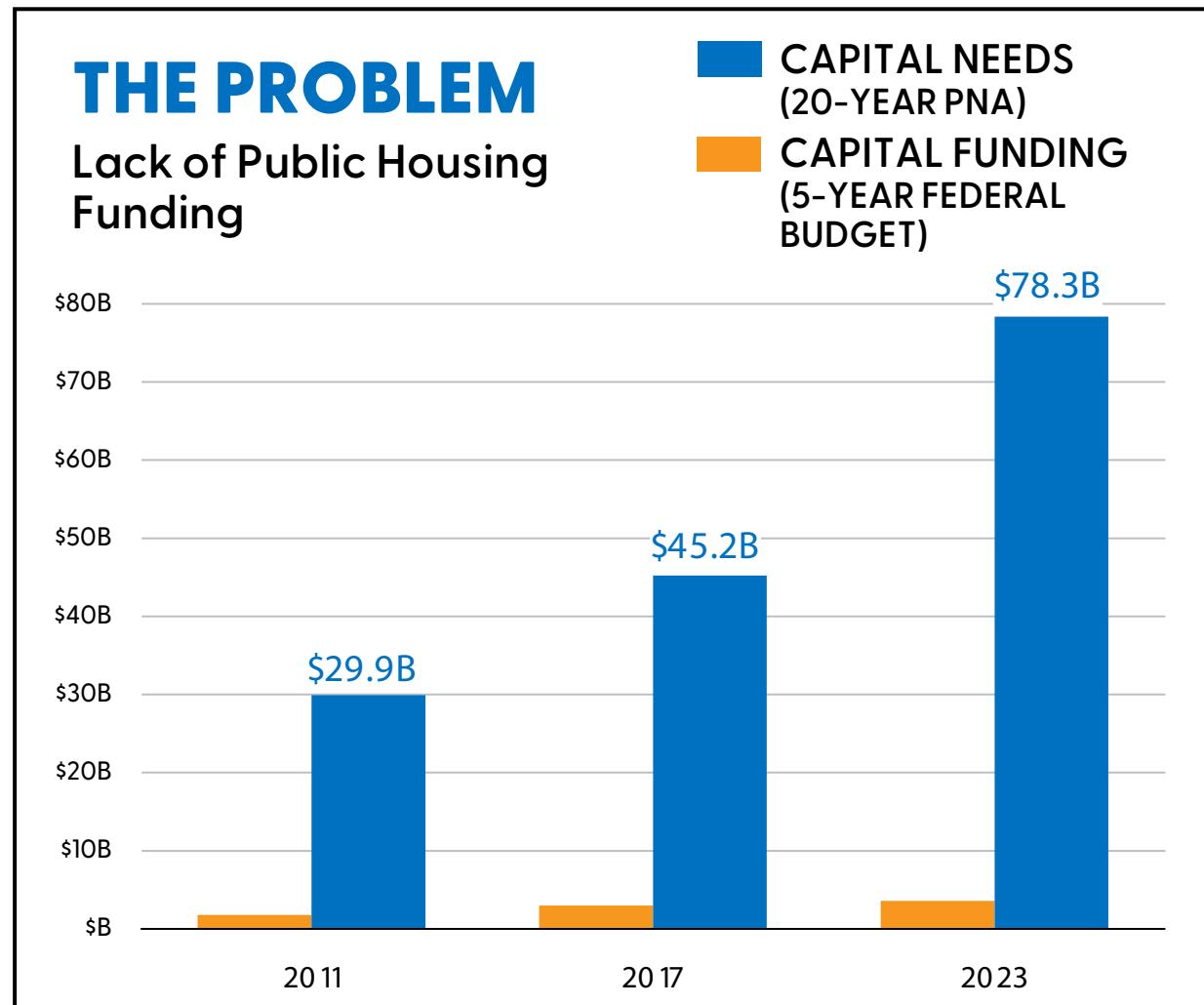
Maresa
Amador



Erica
Barker

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)

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

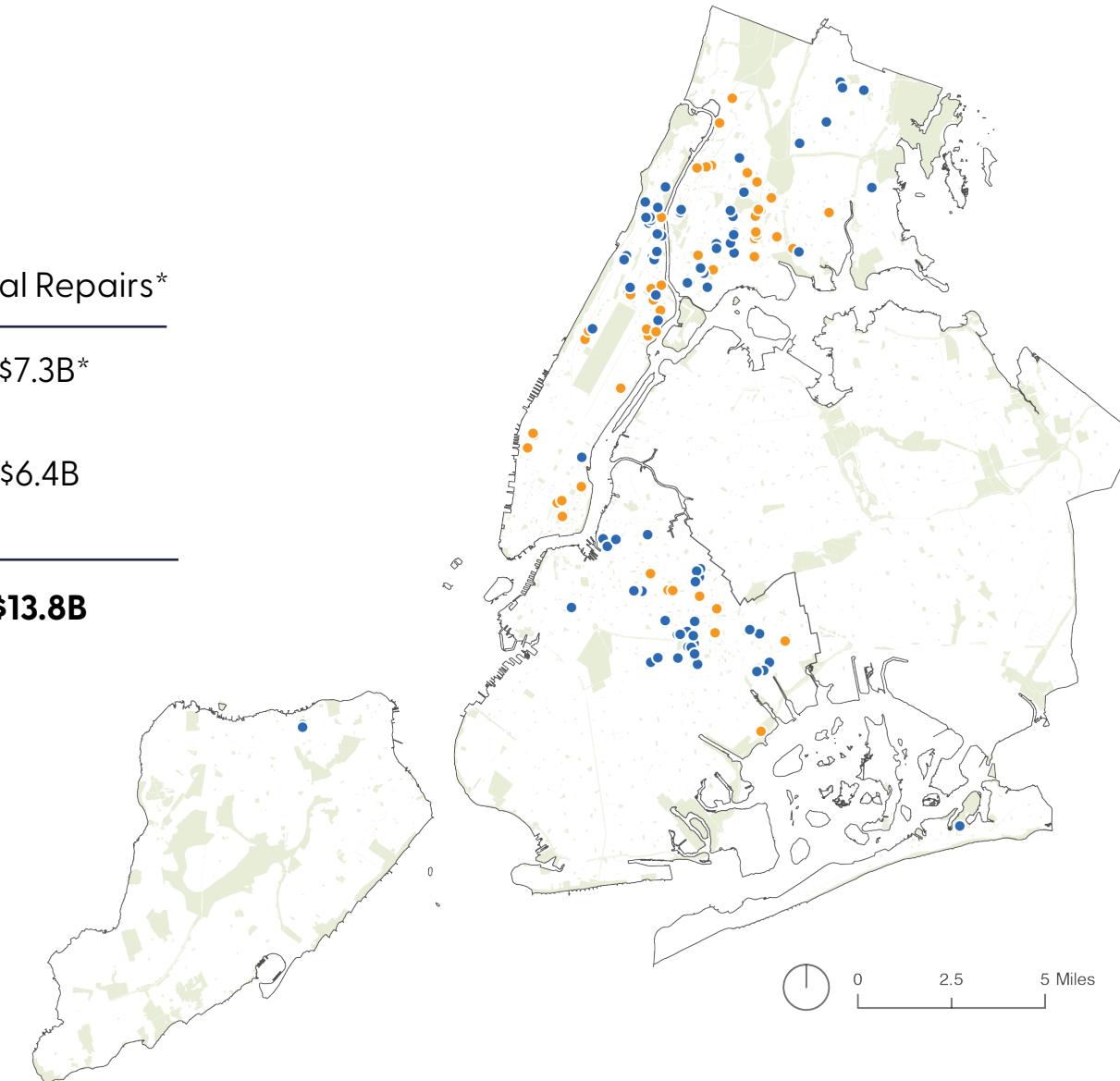


PACT PROJECTS

**Over \$7.3 billion in capital repairs
already completed or underway.**

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	93	25,461	\$7.3B*
● Planning and Resident Engagement	52	13,697	\$6.4B
Total	145	39,158	\$13.8B

* 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.



ALTERNATIVES TO PACT?

COMPREHENSIVE MODERNIZATION

- Funded by NYC government
- Only two sites were selected
- Currently no new developments are being selected for Comprehensive Modernization

NEW YORK CITY PUBLIC HOUSING PRESERVATION TRUST

- Limited resources mean that larger developments like Red Hook West are not offered the Trust
- Only four developments have voted to enter the Trust, and none have completed renovations to date

SECTION 9 STATUS QUO

- Existing deficits in Section 9 funding prevent NYCHA from making much-needed capital investments and providing adequate management of all properties.

PACT INVESTMENTS: Sites and Grounds



PACT INVESTMENTS: Building Systems

INDEPENDENCE

Upgraded heating system



572 WARREN ST.

New solar panels



WILLIAMSBURG

New windows



INDEPENDENCE

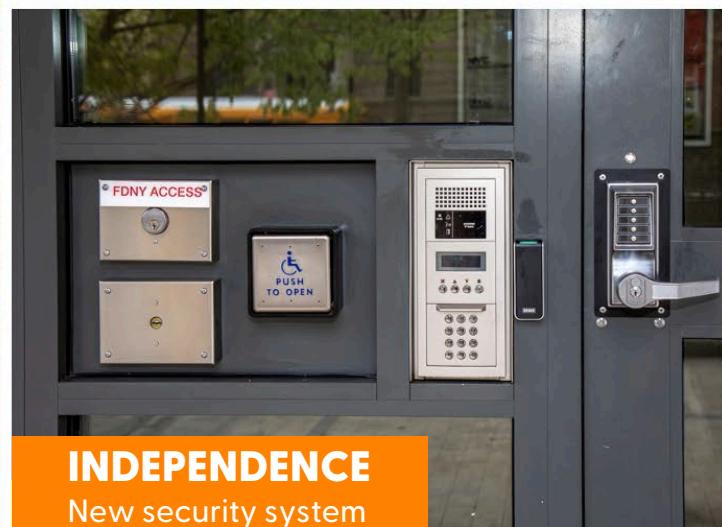
Upgraded elevators

PACT INVESTMENTS: Security Systems

INDEPENDENCE
New security booth



WILLIAMSBURG
24/7 Security Cameras



INDEPENDENCE
New security system



WILLIAMSBURG
New key fob system

PACT INVESTMENTS: Buildings and Common Areas

INDEPENDENCE

Upgraded building entrance



INDEPENDENCE

New Mailbox



WEEKSVILLE

Upgraded vestibule



TWIN PARKS WEST

Renovated laundry room

PACT INVESTMENTS: Apartments

INDEPENDENCE
Fully upgraded kitchen



WILLIAMSBURG
Renovated living room



572 WARREN ST.
Renovated bathroom

PACT INVESTMENTS: Health and Safety

WILLIAMSBURG

New plumbing and electrical wiring



WILLIAMSBURG

Lead abatement



HARLEM RIVER

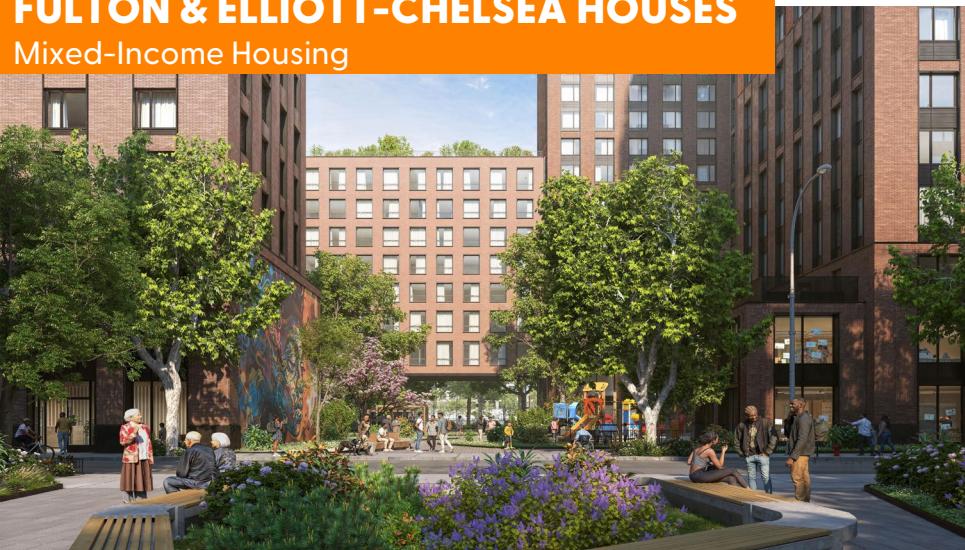
Lead abatement



PACT INVESTMENTS: New Construction

FULTON & ELLIOTT-CHELSEA HOUSES

Mixed-Income Housing



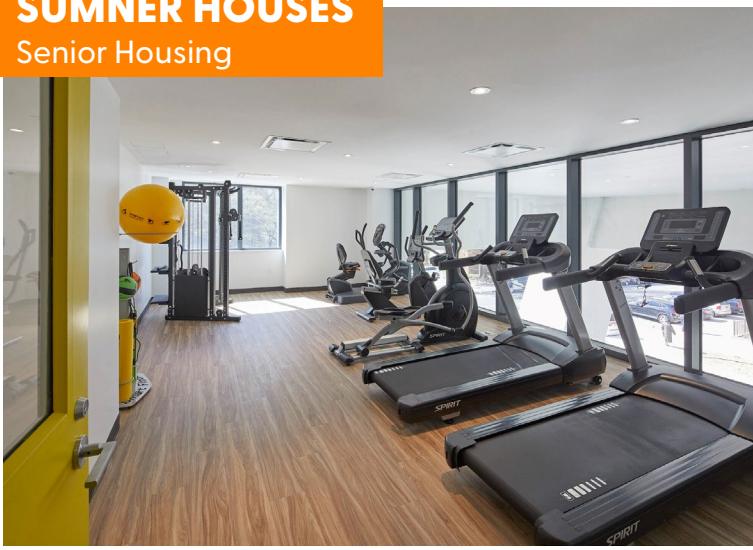
MORRIS HOUSES

Senior Housing



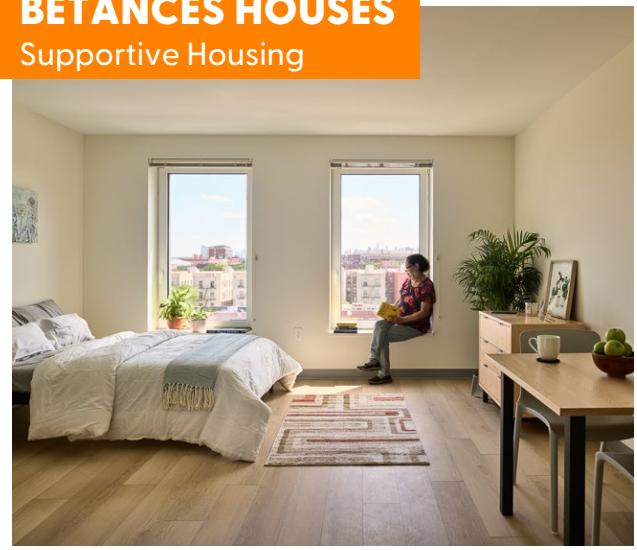
SUMNER HOUSES

Senior Housing



BETANCES HOUSES

Supportive Housing

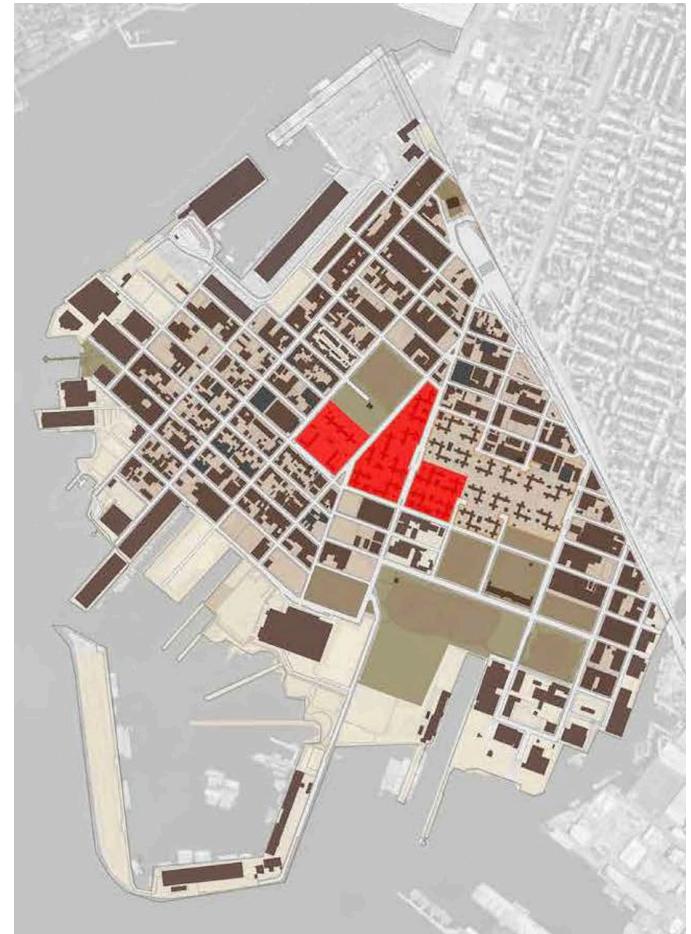


BETANCES HOUSES

Supportive Housing



RED HOOK WEST: Site Context and Aerial Photograph



Context Map



Site Aerial Photo

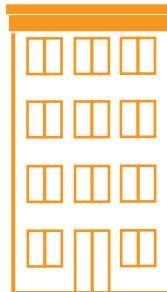
RED HOOK WEST: Summary Development Information

Red Hook West Houses



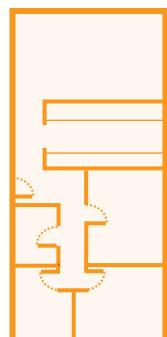
2,792

Total Population



14

Total # of Buildings

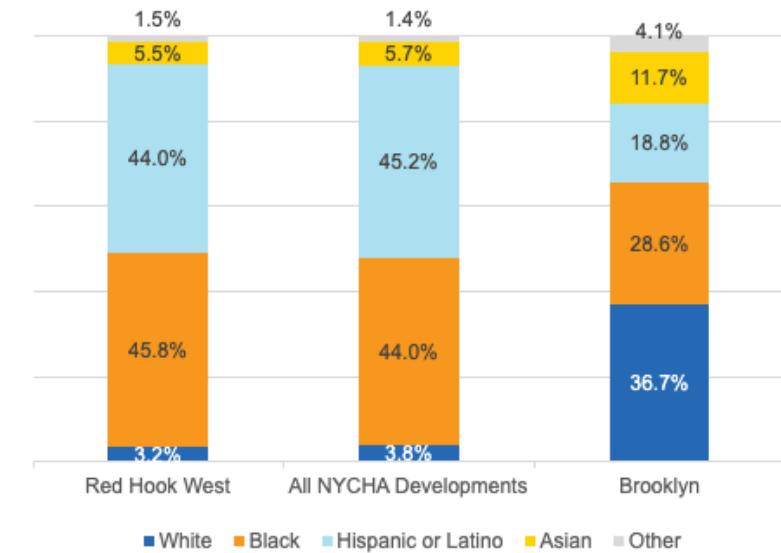


1,464

Total # of Units

Race and Ethnicity

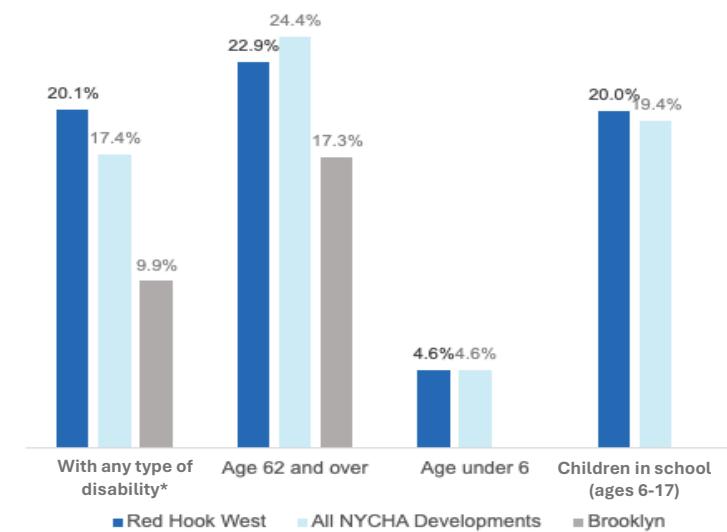
Race and Ethnicity	Total #	Total %
White	90	3.2%
Black	1,280	45.8%
Hispanic or Latino	1,228	44.0%
Asian	153	5.5%
Other	41	1.5%
Total	2,792	100%



Age Breakdown

	Total #	Total %
Persons with any type of disability *	560	20.1%
62 and over	639	22.9%
6 to 17	558	20.0%
5 and under	128	4.6%

* Disability data as of 12/2024



RED HOOK WEST: Summary Development Information

\$17,129

Median Household Income

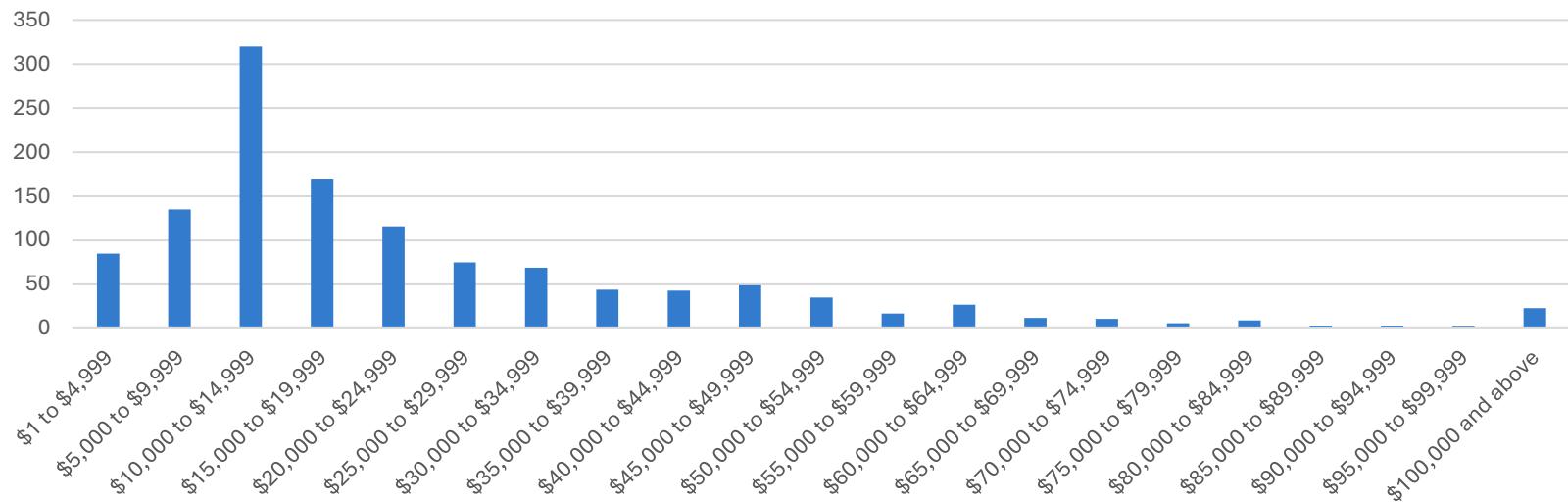
2.1

Average Family Size

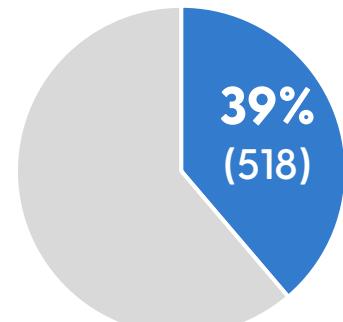
26.3

Average # of Years in Public
Housing Per Person

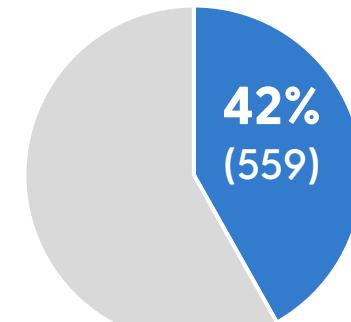
Household Income



Working Families

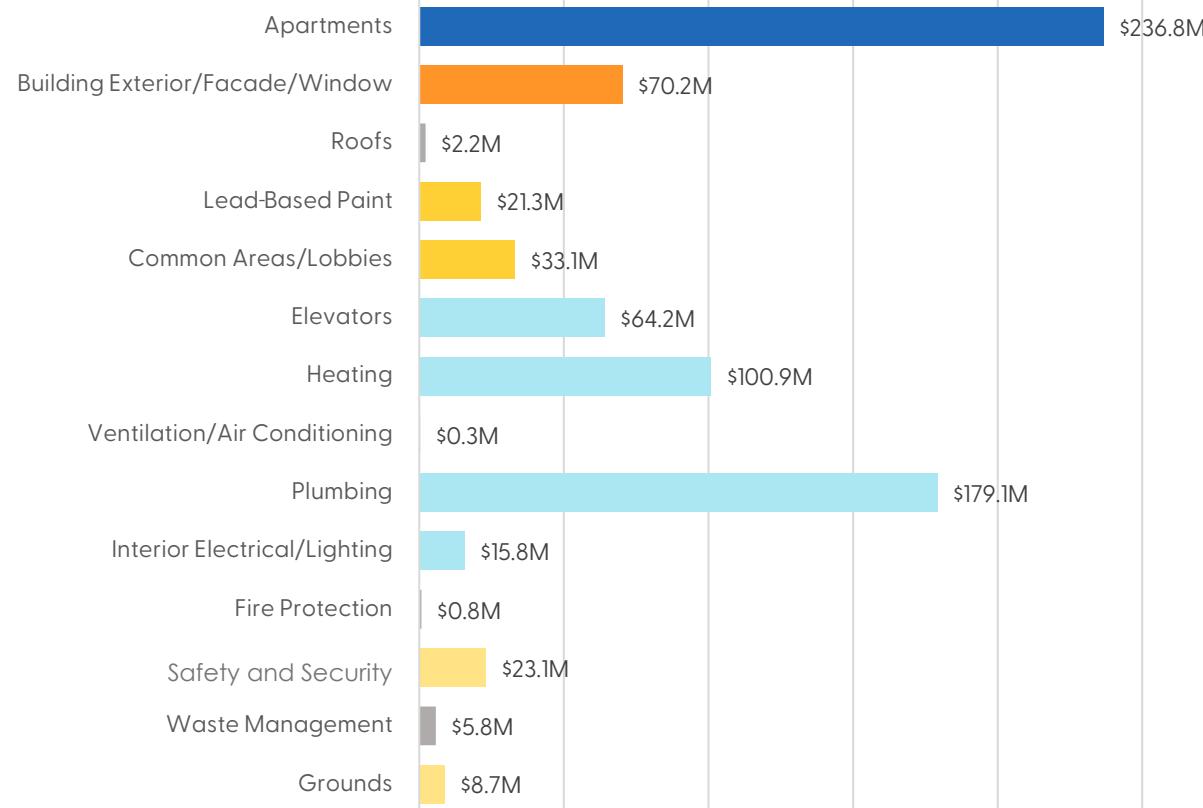


Fixed-Income Families



RED HOOK WEST: Repair Needs

Red Hook West | Total Repair Cost* = \$762.3M



*Data reflect 20-year physical needs assessment (2023)

Total Repair Cost Per Unit



Recent 5-Year Capital Investments | Red Hook West

Capital Projects (2021-2025)	Status	Year Complete	Commitment
Brickwork & Facades	Under Construction	2025	\$7.9M**
Gas Risers	Completed	2024	\$800K
Recycling Assistance Program	Completed	2021	\$11K
Total			\$8.7M

**Estimated Budget

RED HOOK WEST: Site Investigations



- The existing conditions analysis is based on site visits with visual inspections of 5 units in 4 buildings, common areas in buildings, roofs, a utility pod, the East Plant, and a development outdoor area walkthrough.
- The goal of the visual investigation is to assess the current state of vital building elements at a high level and use it to determine recommendations for rehabilitation or replacement.



1 Residential Units



All analysis is based on visual inspections and desktop analysis. Invasive investigations will be performed after the selection of a development partner.

2 Building Common Areas and Exteriors



3 Sites and Grounds



4 Mechanical/Electrical/Plumbing, Fire Protection, and Building Systems

RED HOOK WEST: Residential Units

- Residential units are in varied states of disrepair and will need extensive investment for upgrades.
- The layouts of the units are inefficient.
- Several units have deteriorating elements such as lights, electrical outlets, bathroom finishes, wall and floor finishes, and more.
- A minimum requirement for ADA (wheelchair)-accessible units, doors, and common spaces will be needed to meet current code requirements. This will ensure hallway widths, door widths, bathroom sizes, elevators, and unit fixtures are ADA compliant.
- Interior / hidden pipes and electrical wiring are assumed to be in varied conditions based on the ages of the different buildings but will likely need extensive repair, if not full replacement, due to corrosion.

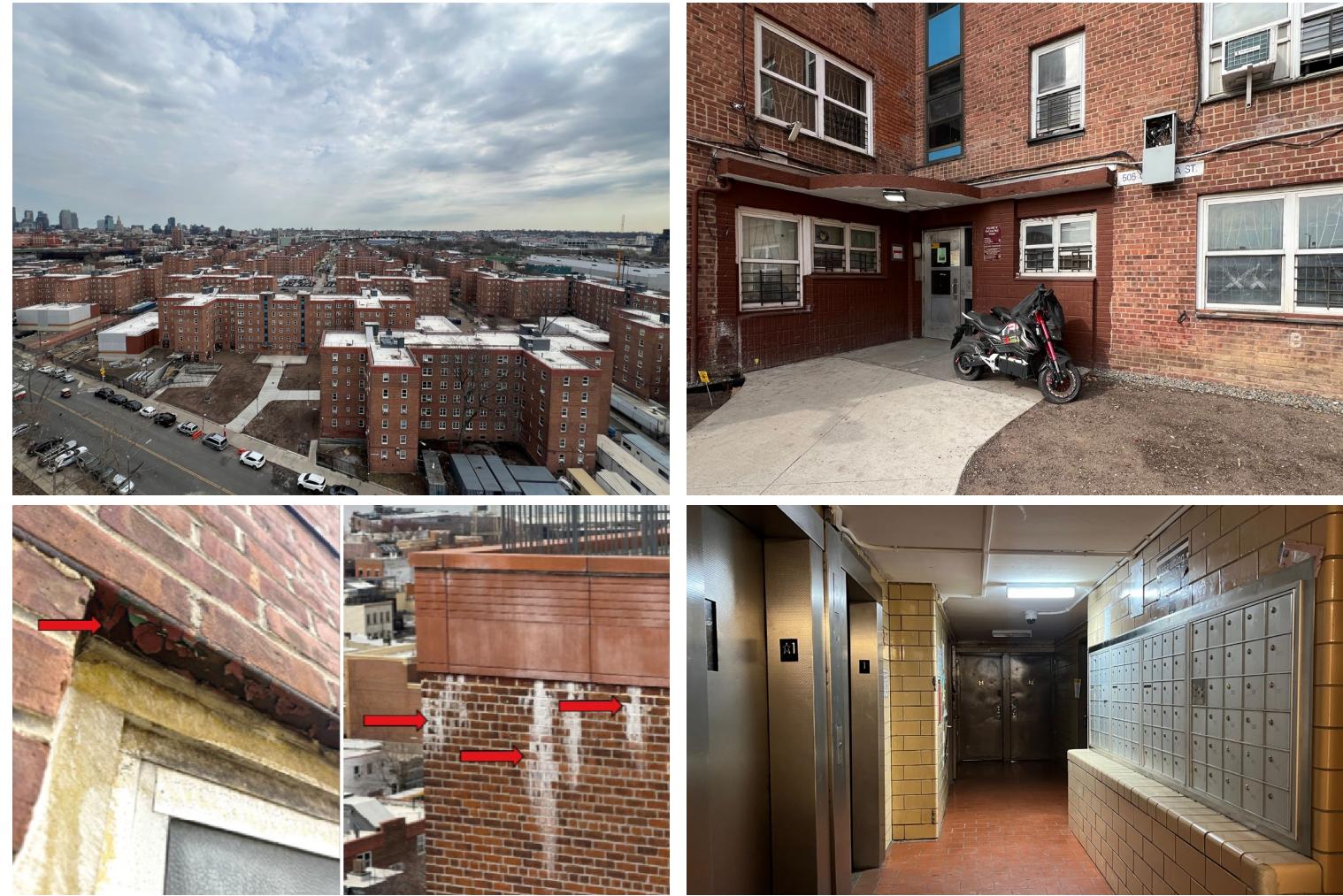
A more accurate condition of each unit and the level of renovation needed will be determined pending a thorough investigation by the development partner that will carry out the work at a later stage.



RED HOOK WEST: Building Common Areas and Exterior

- Main entrances, lobbies, and hallways are cluttered and often lack lighting and wayfinding. Common areas will need to be renovated to comply with current standards for accessibility, egress, and fire safety.
- Mail systems do not currently meet USPS standards and do not have a package reception area.
- Elevators are lacking and unreliable. Six-story buildings without elevator access to the top floor will require realignment of units to provide for the extension of the elevator shaft.
- Façade conditions included cracked or spalled brick, deteriorating mortar joints, cracked concrete at the exposed foundation wall, and more.

While the FEMA investments have repaired the roofs and some entrances, the interior building lobbies, common areas, and facades remain in bad condition.



RED HOOK WEST: Sites and Grounds



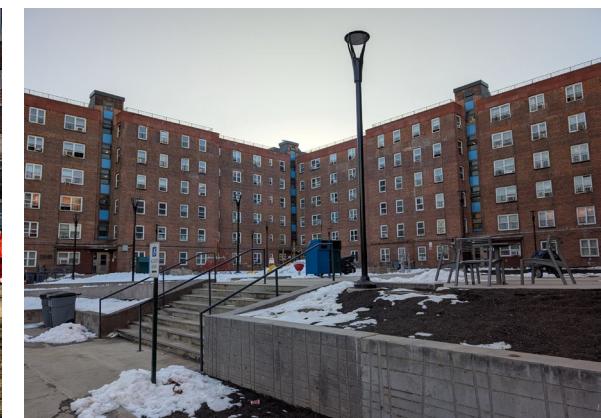
The Red Hook Farms is a community asset and well-loved by the residents we've spoken with.



Six new playgrounds throughout the development are currently underused.

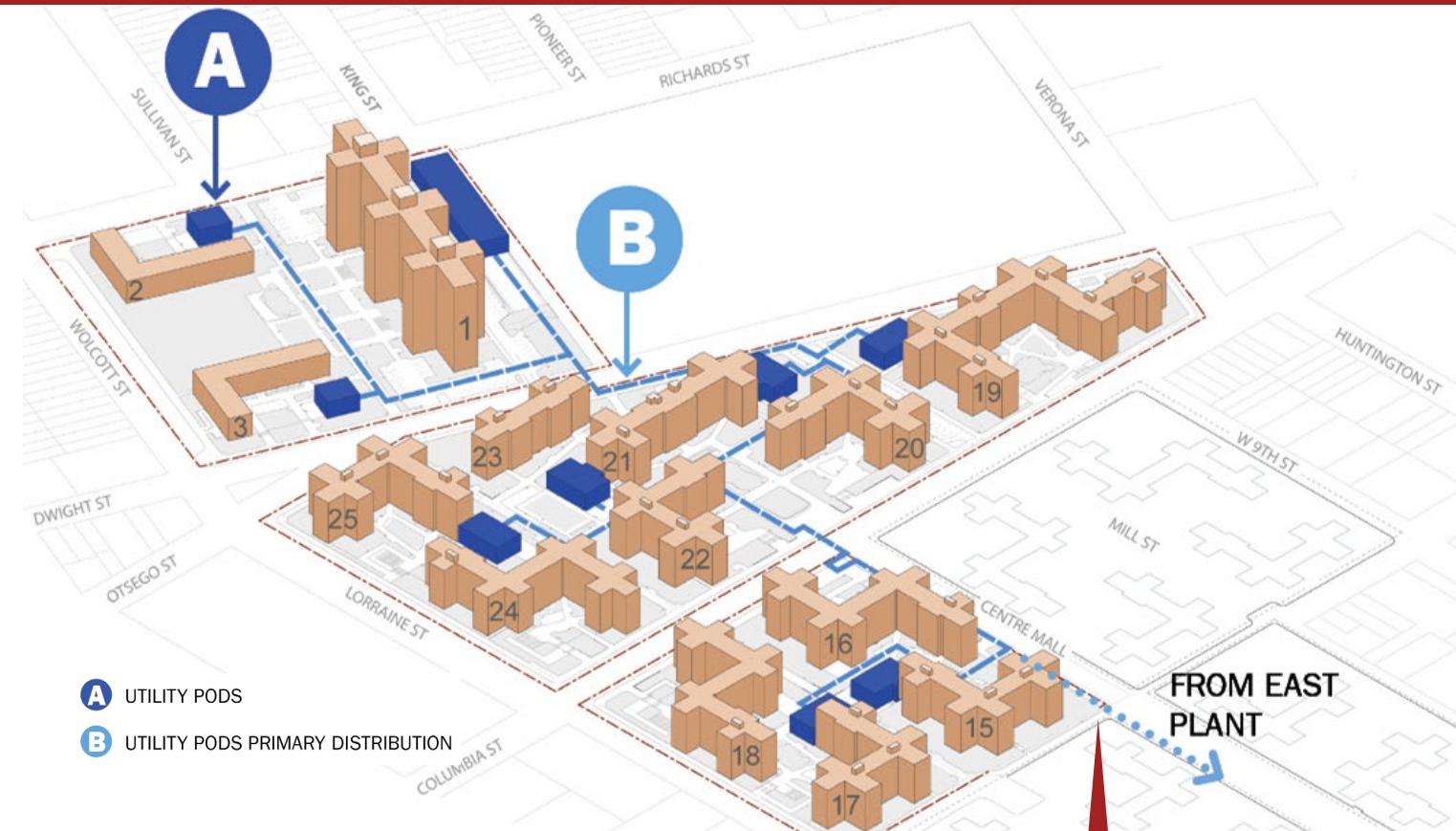


The new ramps are not preferred by residents since they have long walking distances. The location of seating next to residential windows prompts issues of privacy and safety.



New lighting is not bright enough and does not adequately light the building entrances.

RED HOOK WEST: MEP / FP and Building Systems



While the steam distribution system from the main plant to each building is new, the steam and radiators in each building are in poor condition.

- Utility pods installed post-Hurricane Sandy house elevated mechanical, electrical, and plumbing equipment, protecting critical systems from future flooding.
- East Plant supplies hot water to utility pods for steam heating and domestic hot water.
- The buildings are not equipped with any type of permanent or centralized cooling system, and they lack fire alarm systems.



PLANNING PROCESS GOALS

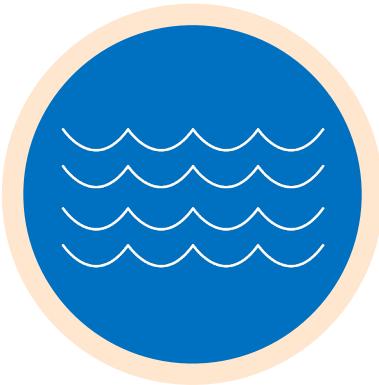
Guarantee Red Hook West residents access to high-quality, modern, safe, and affordable housing for generations to come.

This process will comprehensively address the

- **outdated buildings,**
- **deteriorating conditions,**
- **environmental concerns, and**
- **quality-of-life issues**

at Red Hook West, while **expanding opportunities** for residents.

PACT Benefits: Opportunity for Investment



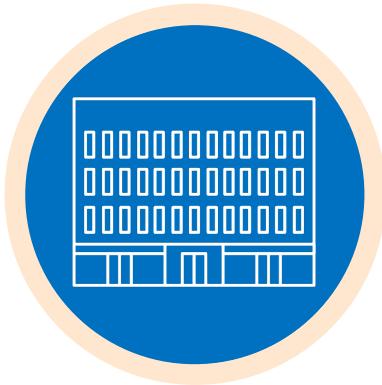
PACT investments would complement FEMA work by improving building interiors and living spaces.



PACT investments would bring modern apartment living, with new building infrastructure, and improved accessibility.



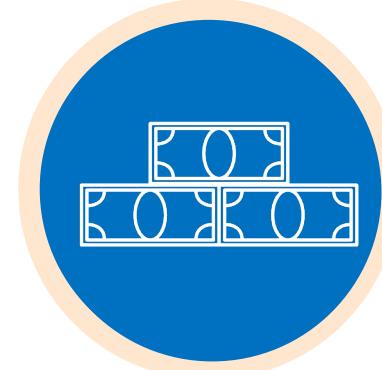
Different types of housing that cater to different needs like workforce, young adult, and senior housing.



New buildings could provide important amenities like community space or space for resident assistance programs.



PACT is an opportunity to diversify housing stock to meet community needs for different types and tenures of housing.



PACT can build on existing investments to improve overall quality of life for Red Hook West residents.

VISION FOR PACT AT RED HOOK WEST

- PACT investments at Red Hook West will create **attractive, functional, and permanently affordable housing** that meets residents' needs.
- With **input from the community**, Red Hook West's homes and shared spaces will be thoughtfully designed to support the diverse needs of all residents.
- New social and educational programs will **help residents grow** – building skills, confidence, and a stronger sense of community.

TIMELINE

1. PROCESS KICKOFF ~ September-October

- Information Sharing
- Community Outreach (+ Community Survey)
- Tours 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 ~ May 2026



ACTIVITY

Rethink RED HOOK

WEST

Stop by any station, jot your ideas on a sticky note, and add them to the board. Visit as many (or as few) stations as you like, in any order. ±40-minutes

Our staff will be there to help you and answer questions

Once everyone's had a chance to share, we'll come back together for a community conversation (Q&A) ± 20-minutes



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PROCESS

RED HOOK COMMUNITY PLANNING PROCESS

WEST

An aerial photograph of the Red Hook neighborhood in Brooklyn, showing a mix of residential buildings, larger apartment complexes, and green spaces. A large, semi-transparent orange diamond shape is overlaid on the center of the image, containing the text 'Comments and Questions?'.

Community
Introductory
Meeting

September 16, 2025



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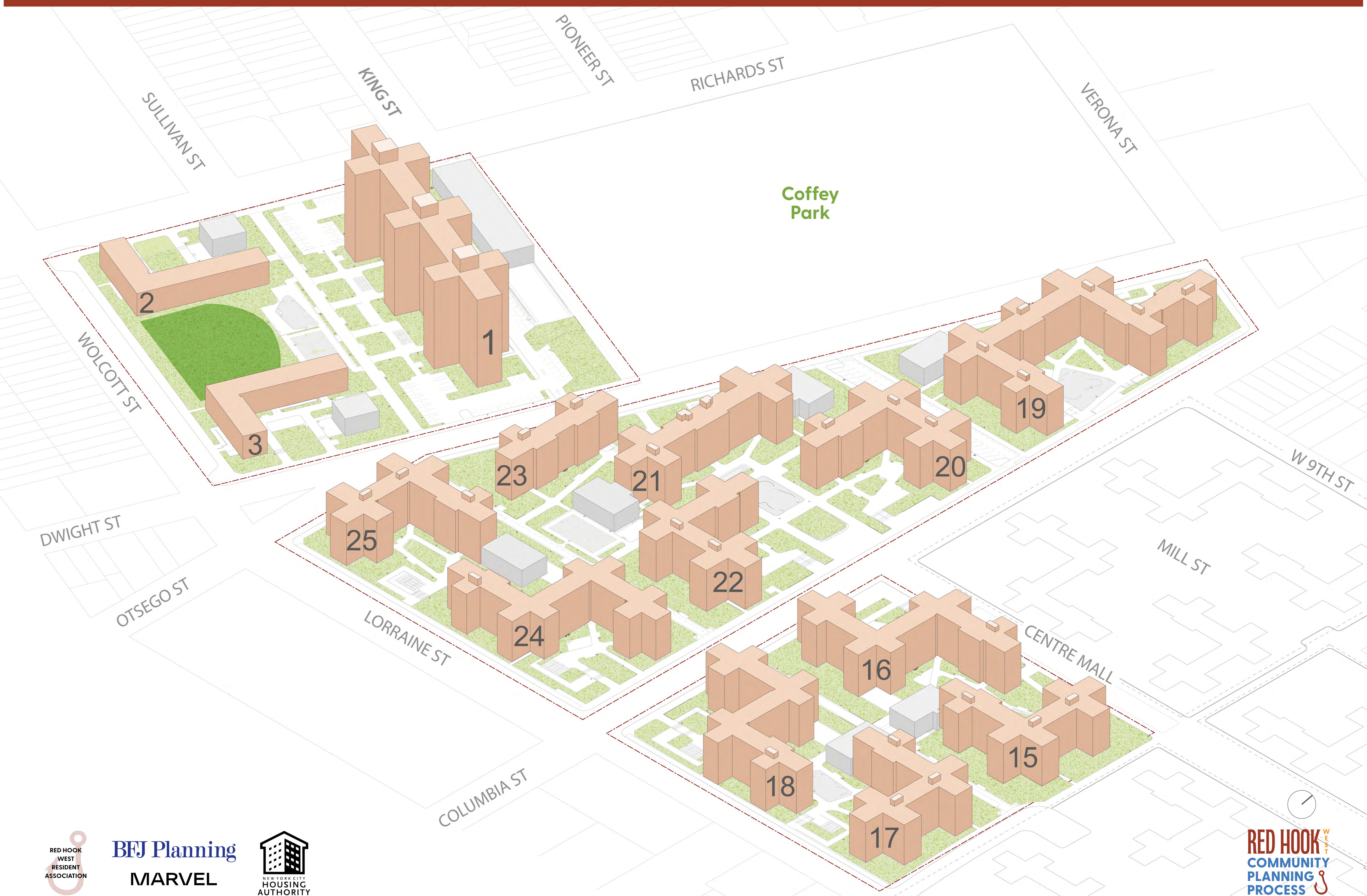
EXISTING CONDITIONS: What else should we know about Red Hook West?

Share your thoughts about the categories below - our staff can help you write your comments for the record.

Apartments	Building Common Areas	Building Systems
Building Exteriors	Outdoor Areas	Anything else?

What areas in Red Hook West do you love? What areas in Red Hook West need improvement?

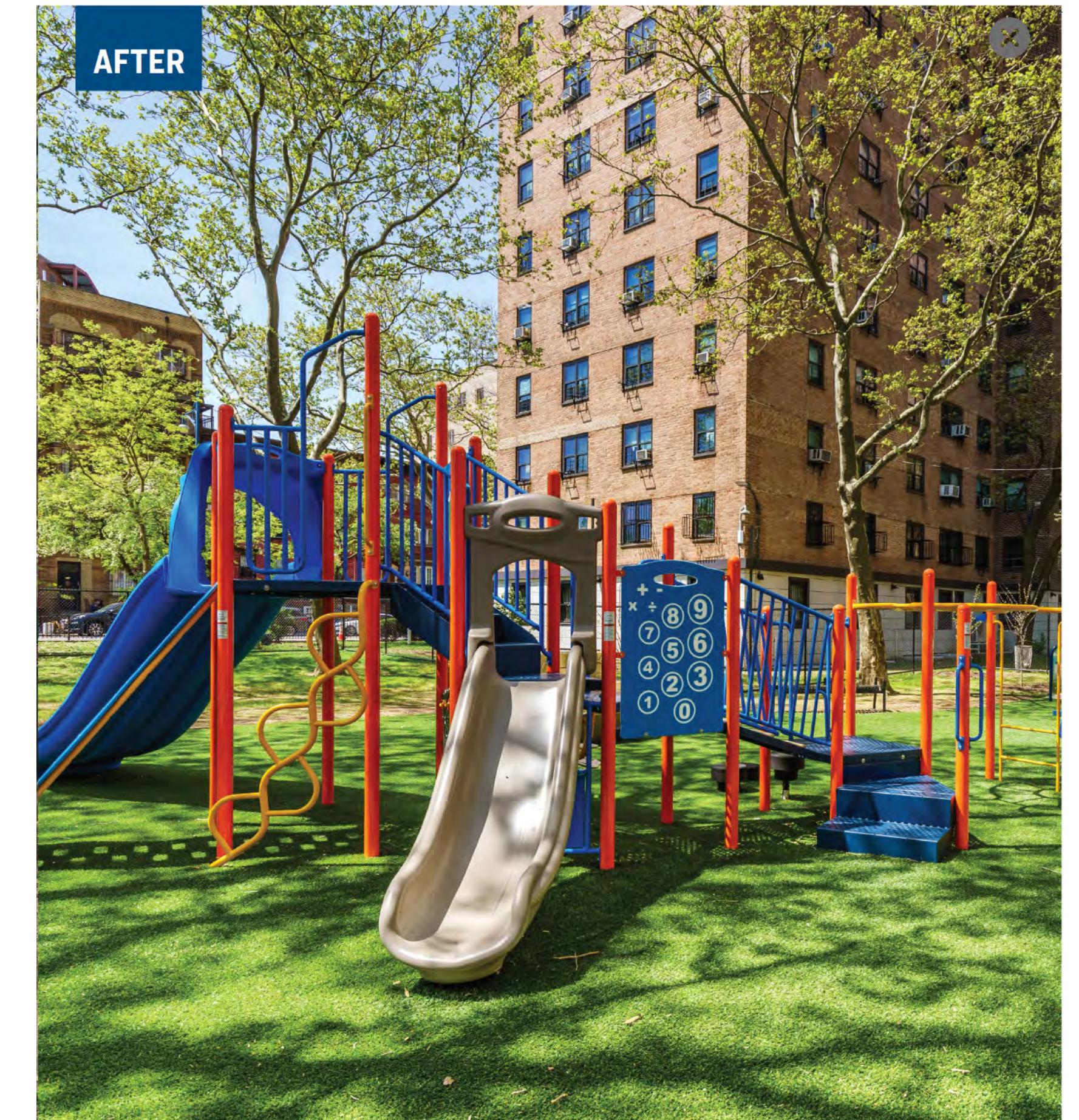
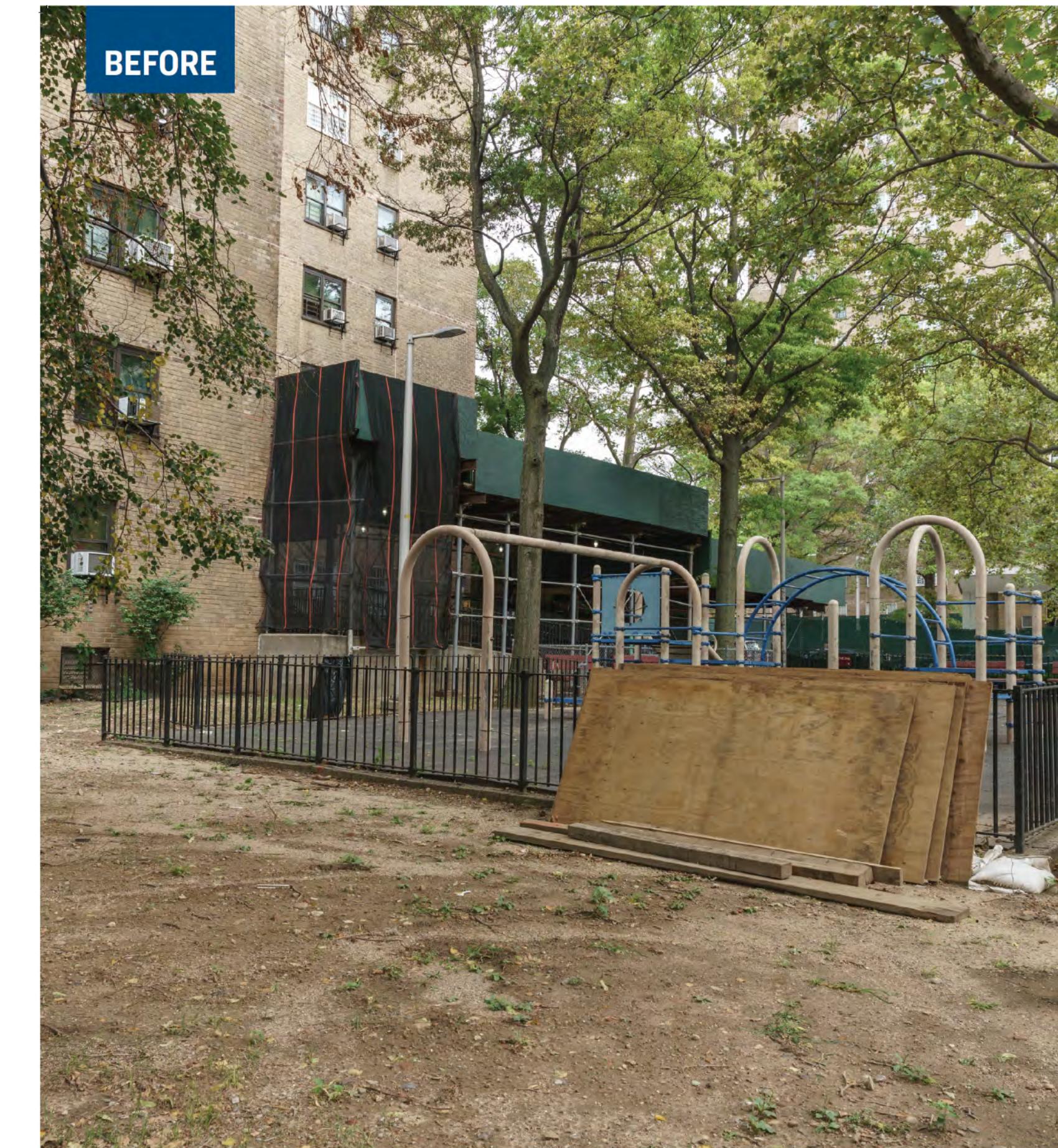
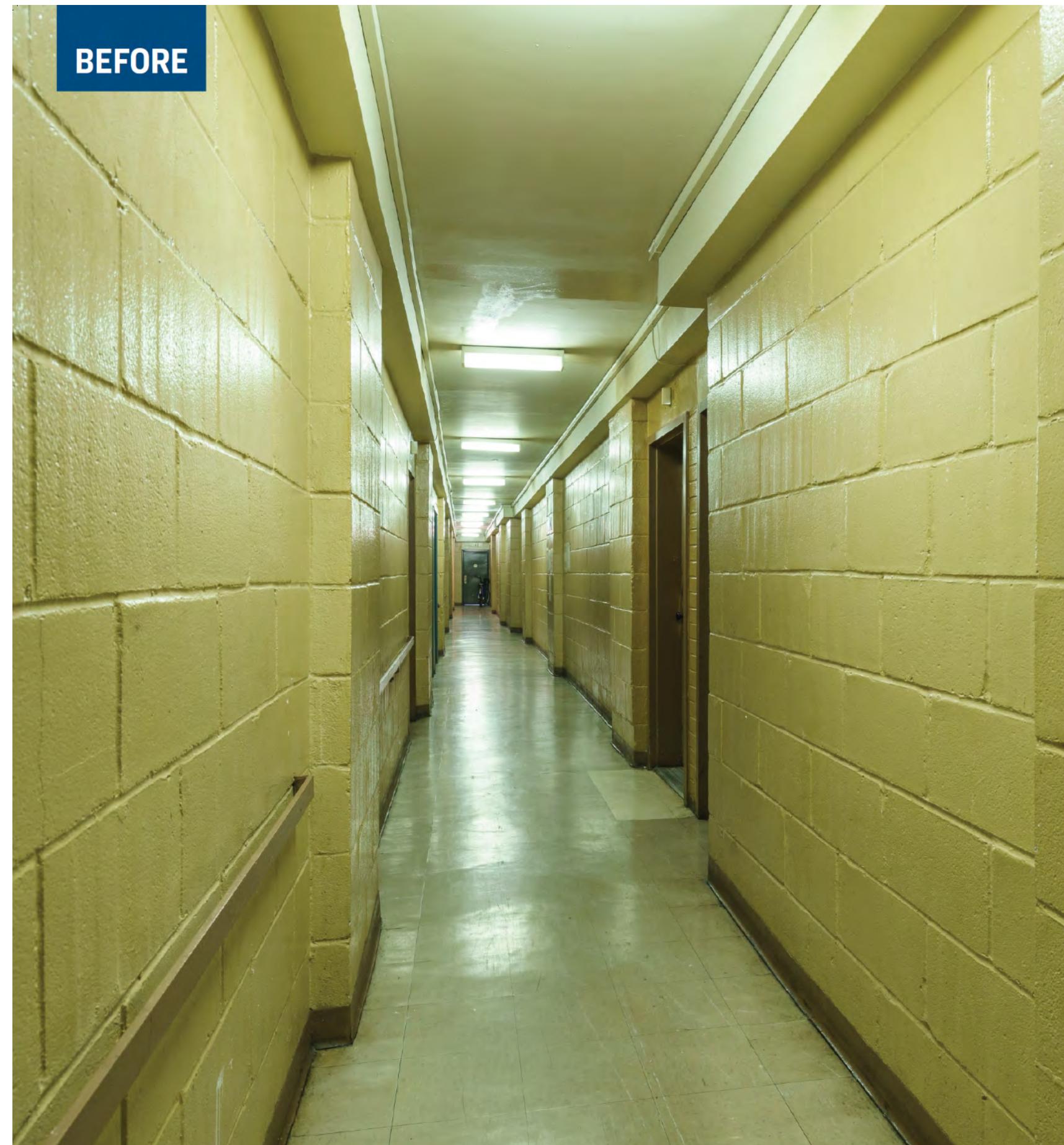
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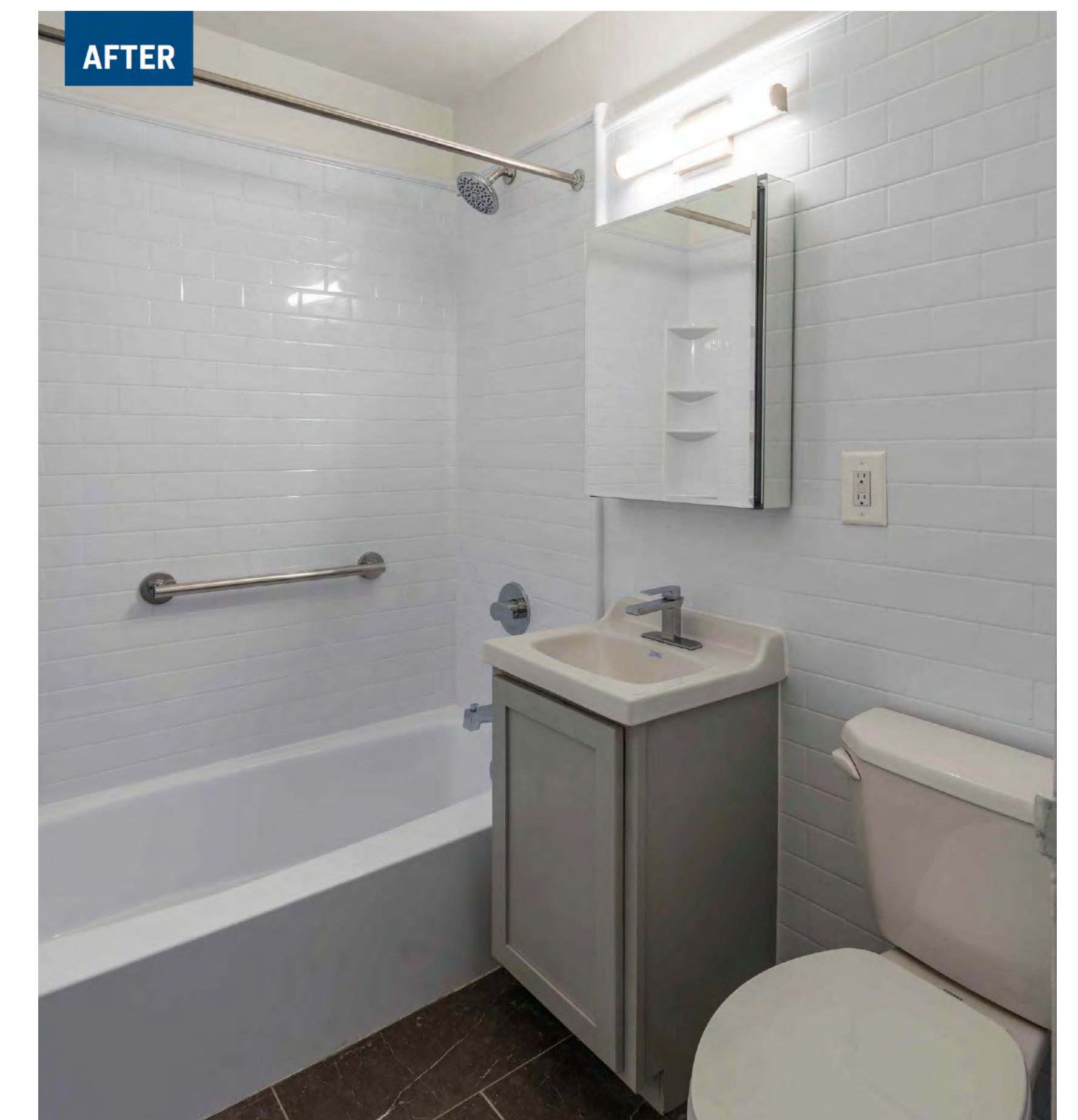
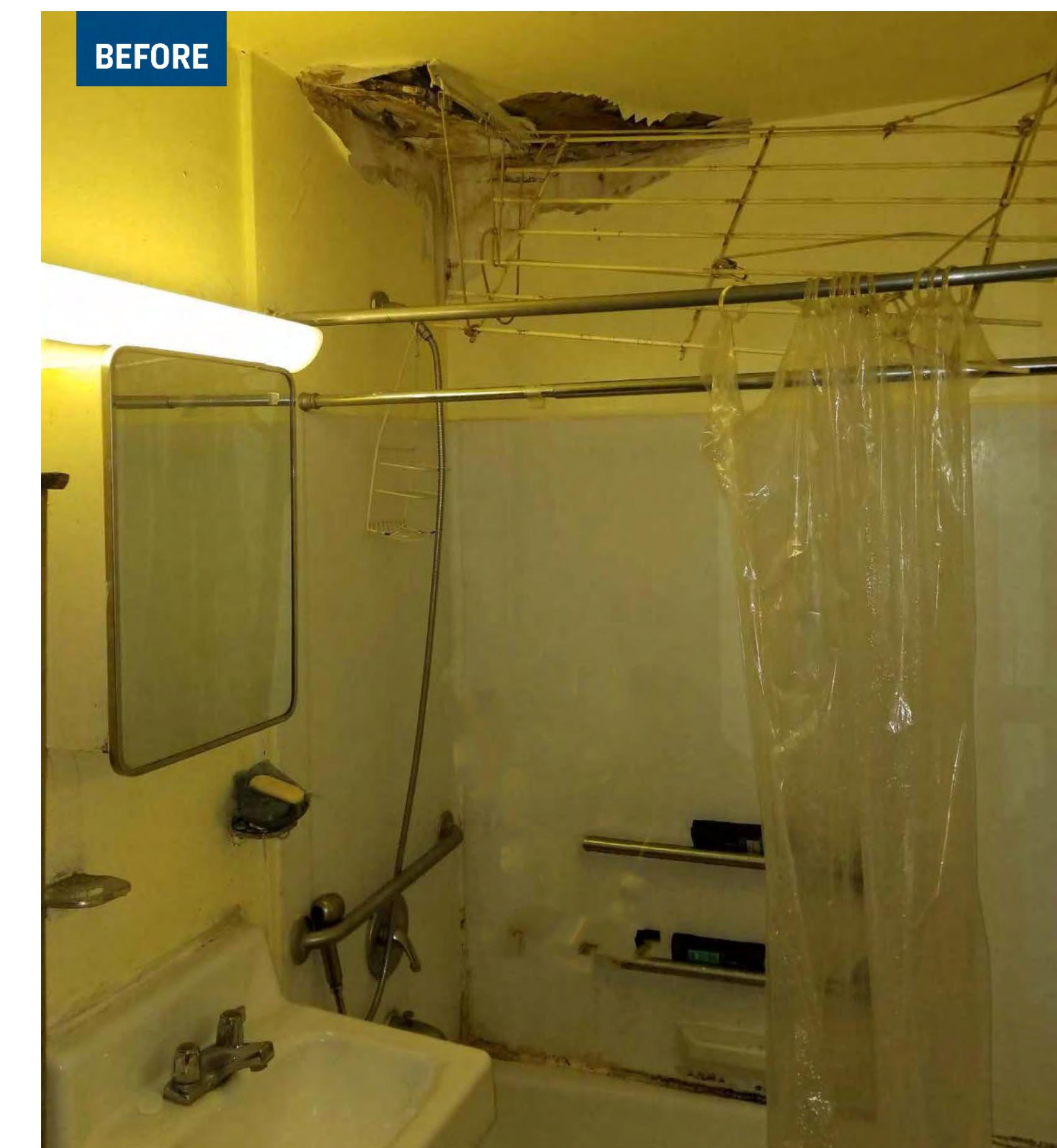
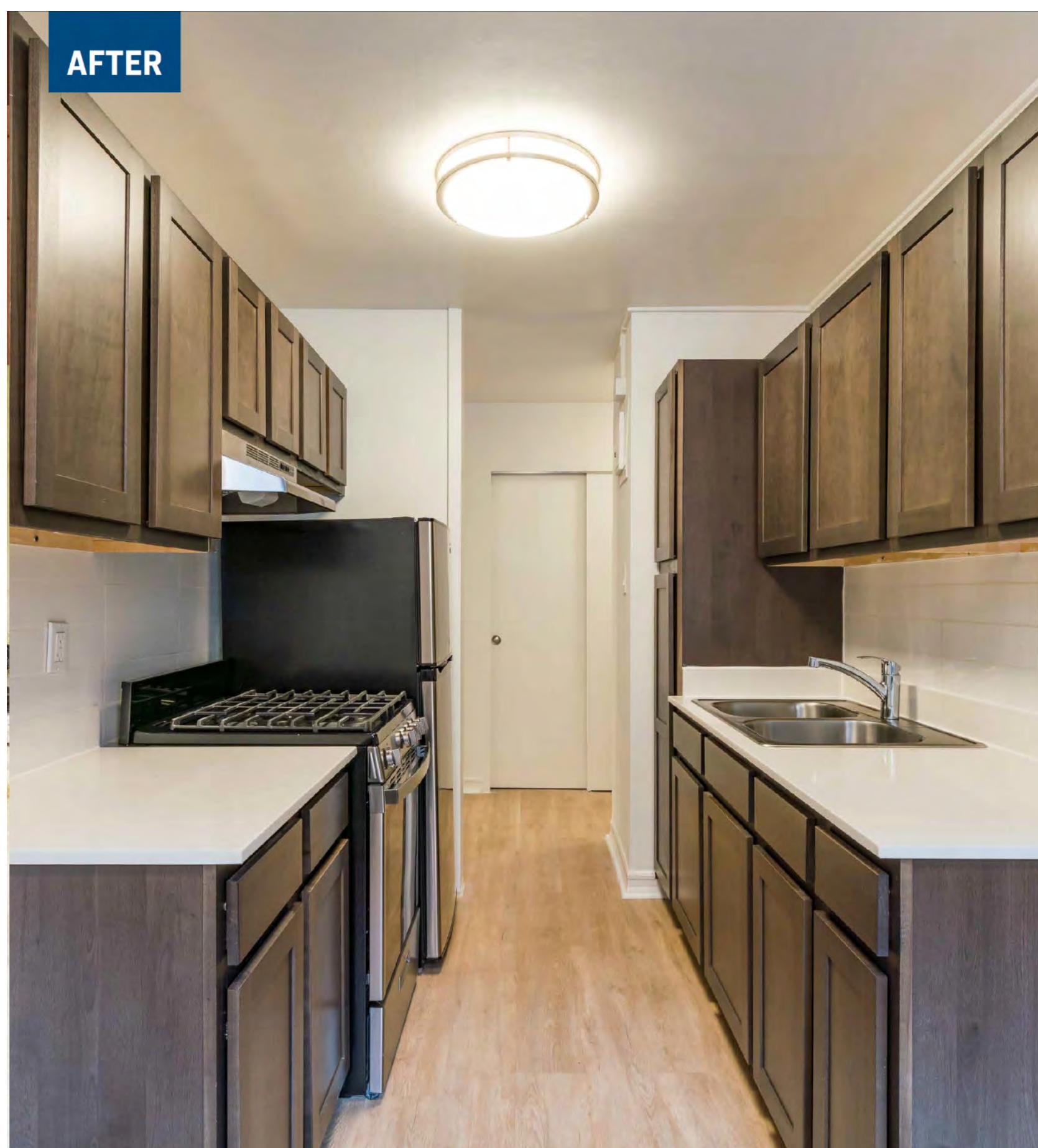
Examples of PACT Developments

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



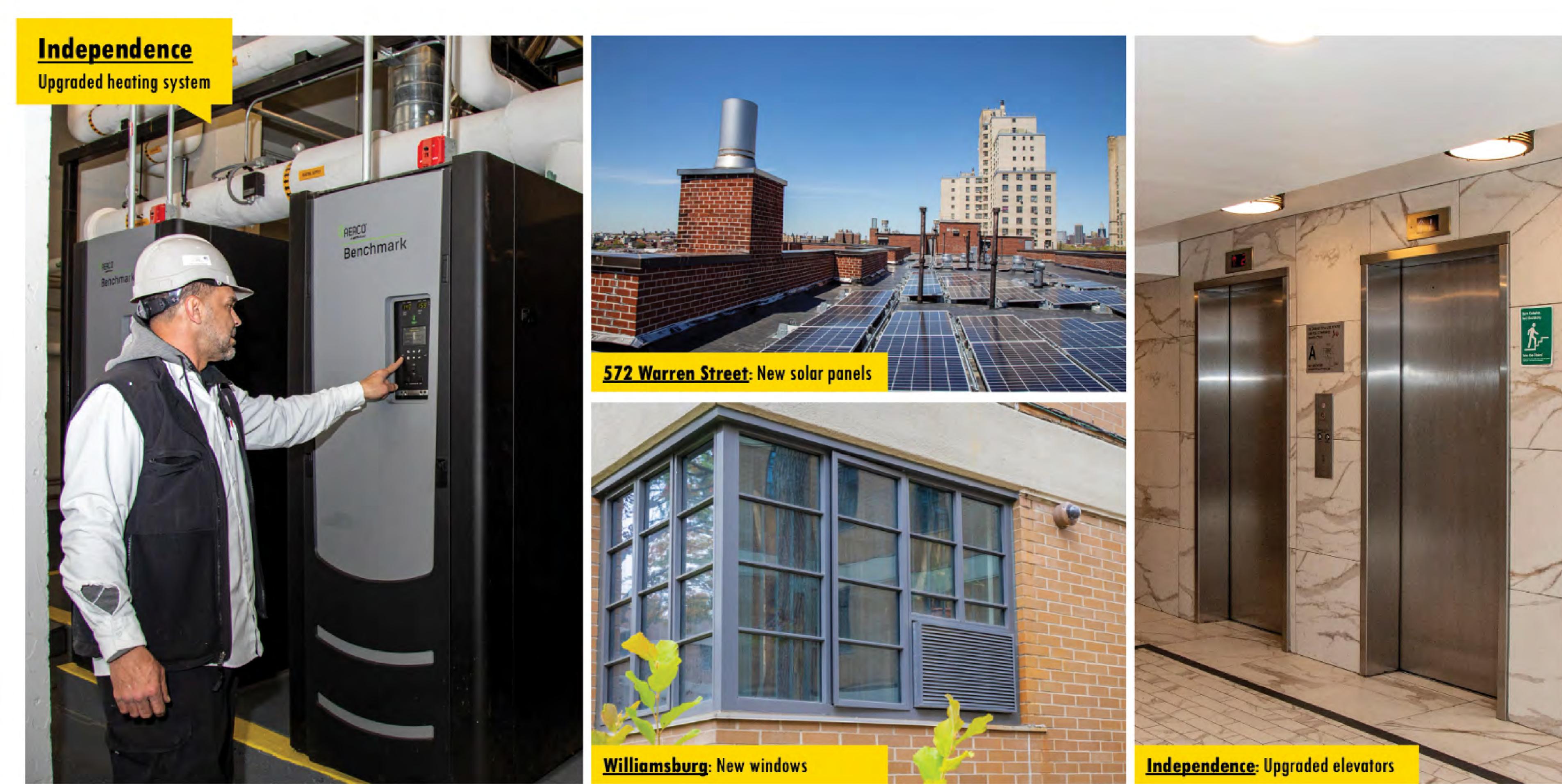
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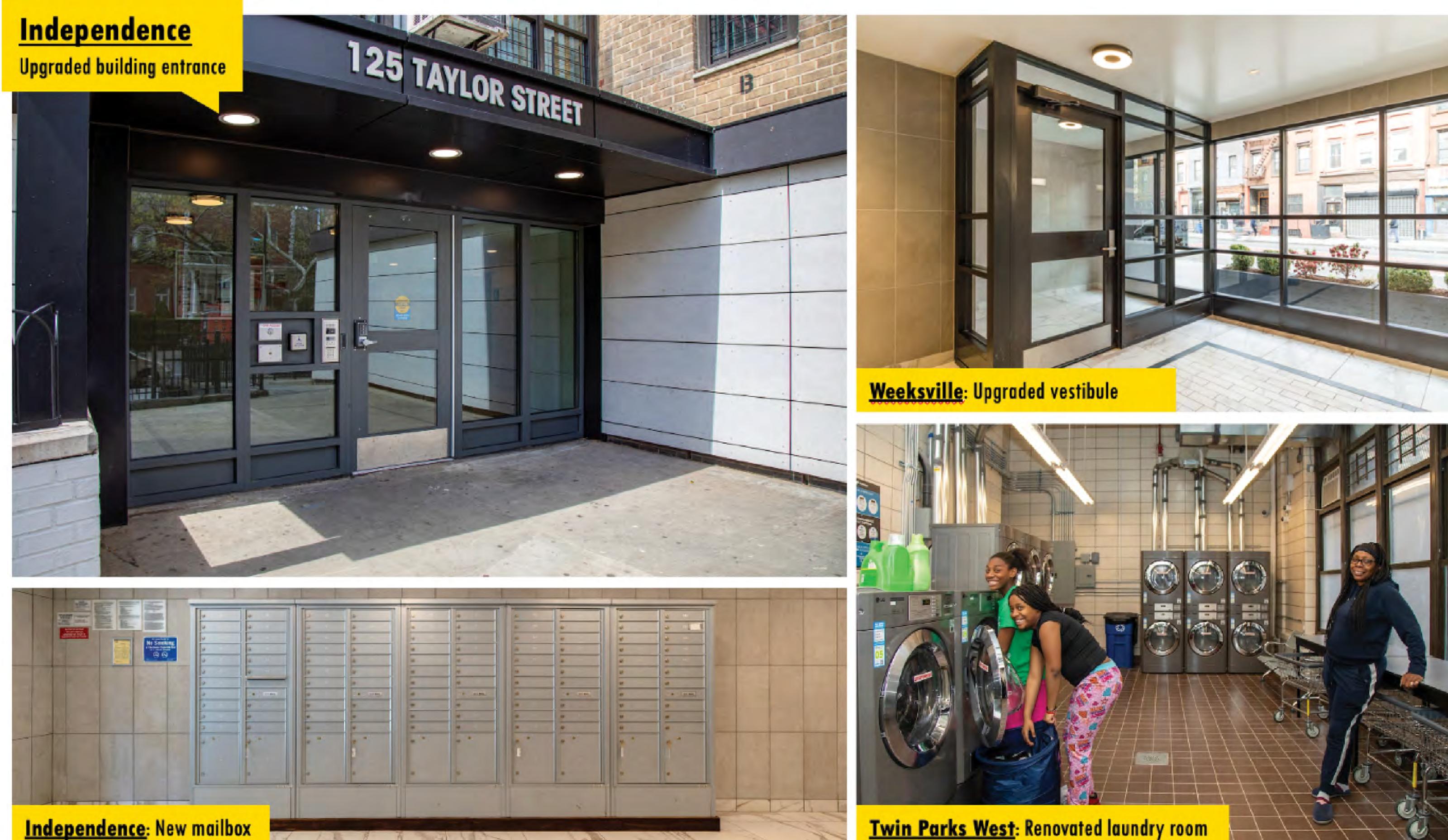
PACT Investments: Sites and Grounds



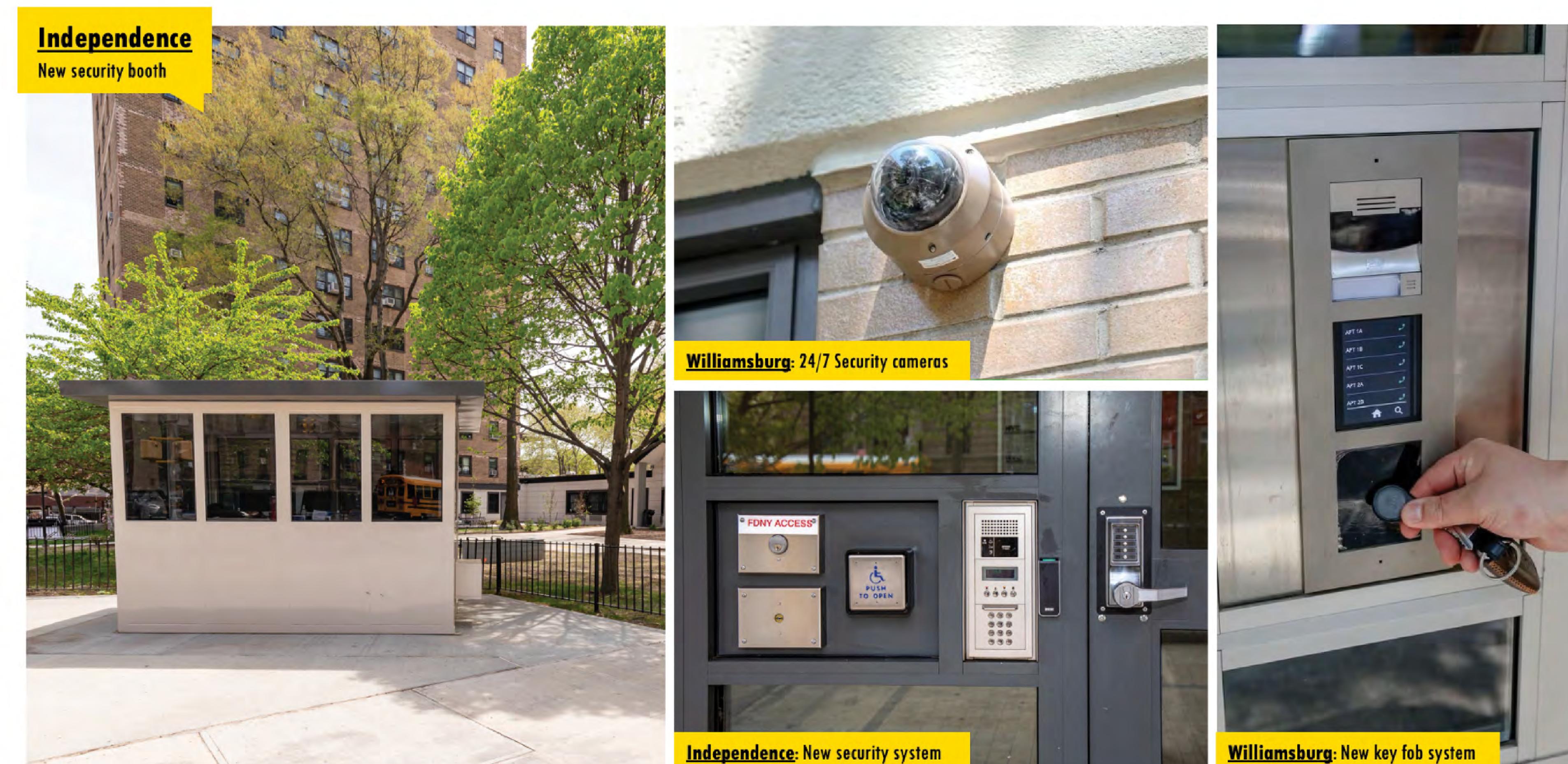
PACT Investments: Building Systems and Infrastructure



PACT Investments: Buildings and Common Areas



PACT Investments: Security Systems



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



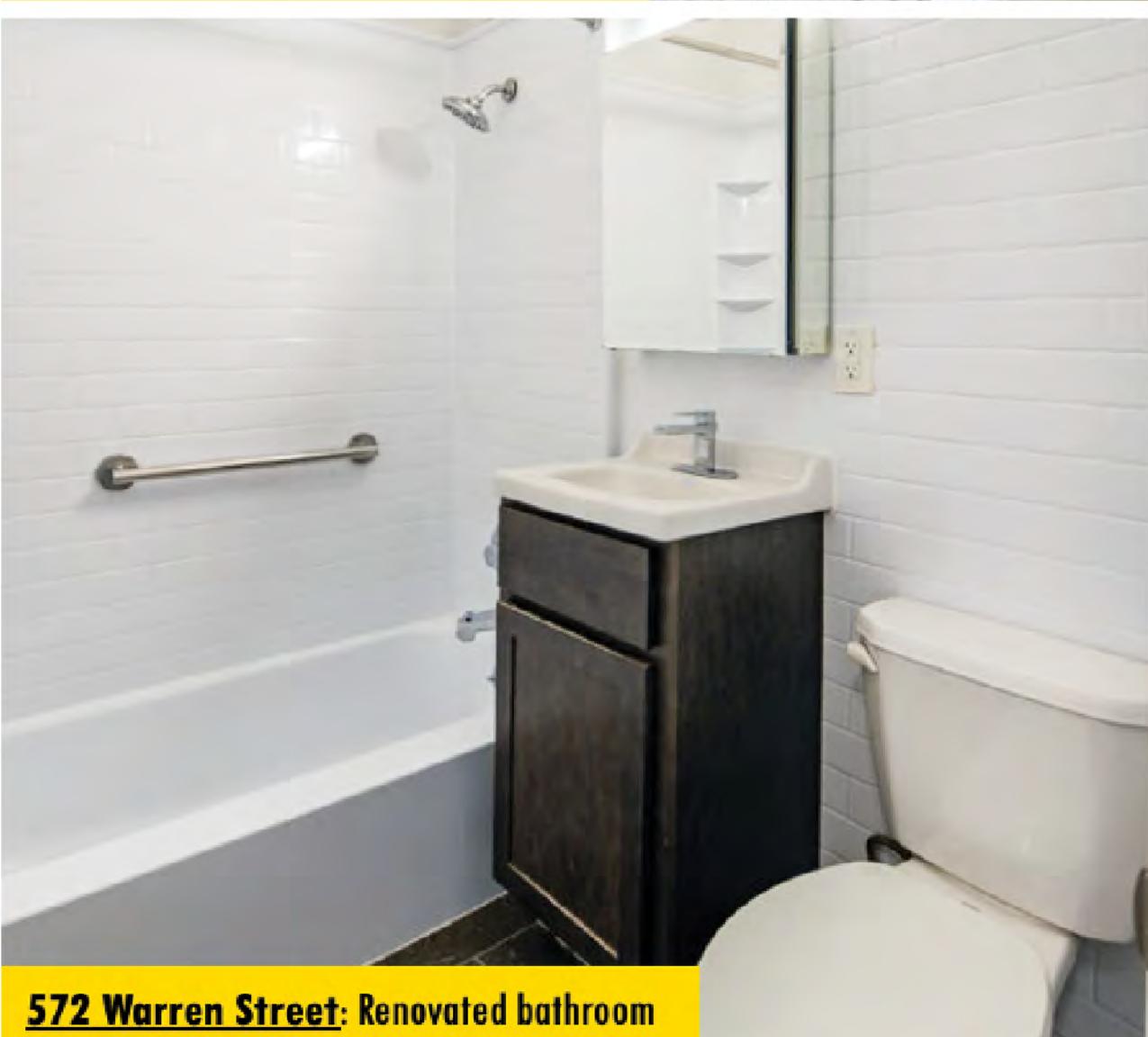
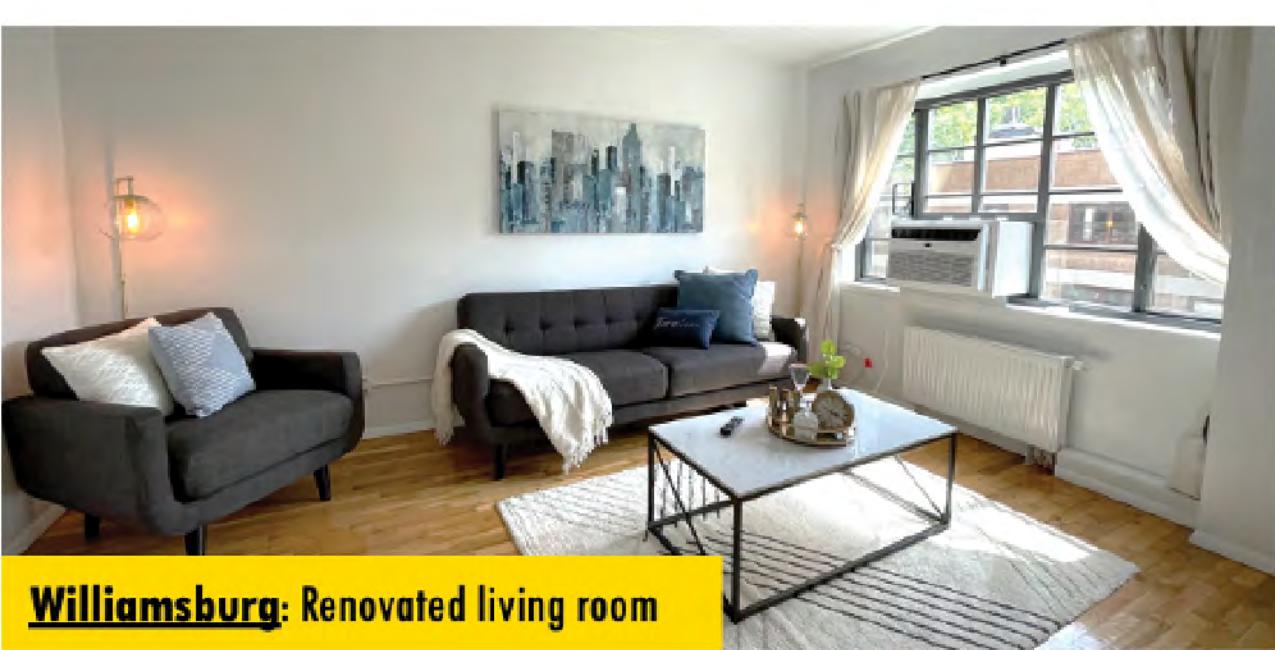
After



PACT Investments: Apartments

Independence

Fully upgraded kitchen

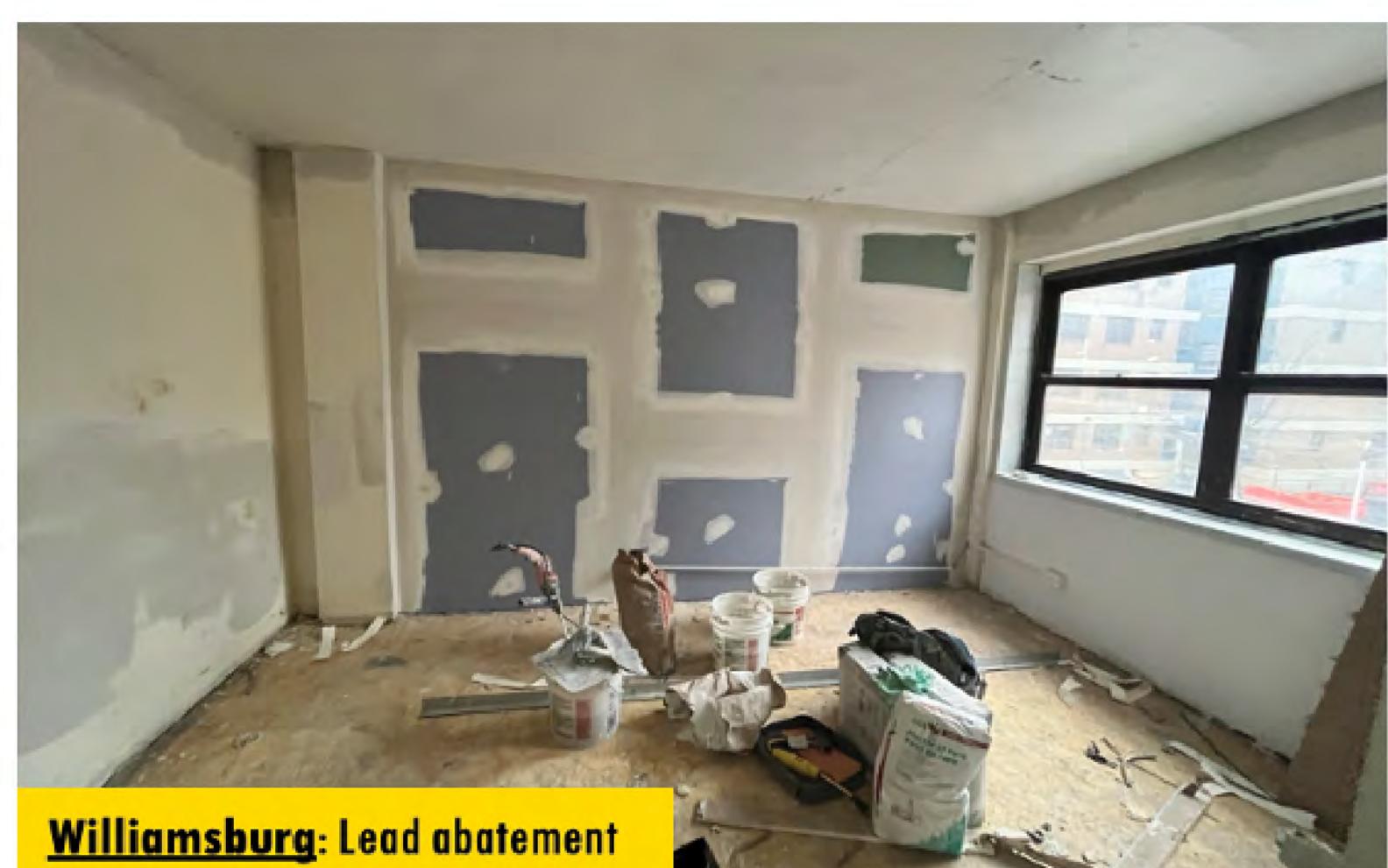
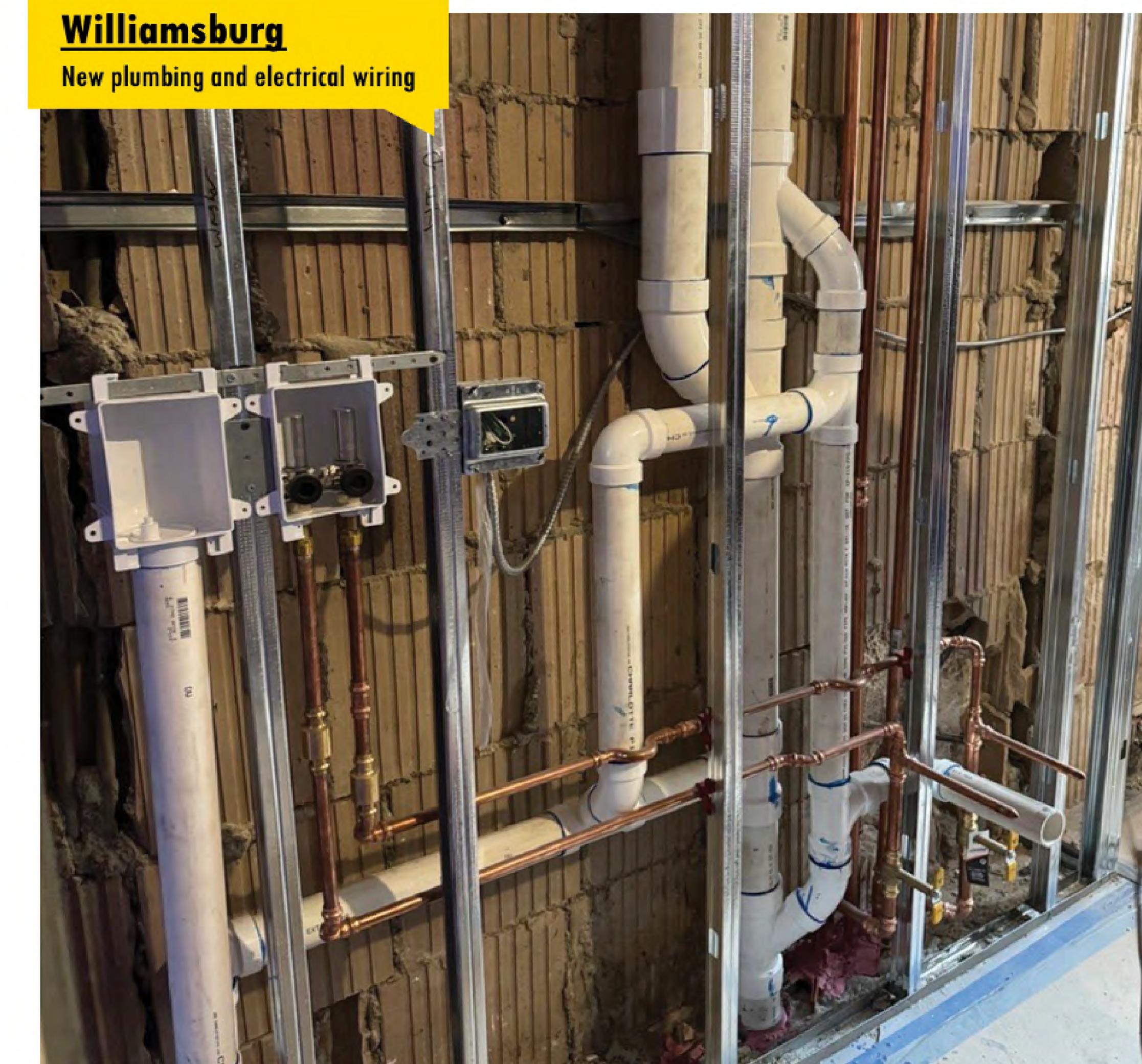


572 Warren Street: Renovated bathroom

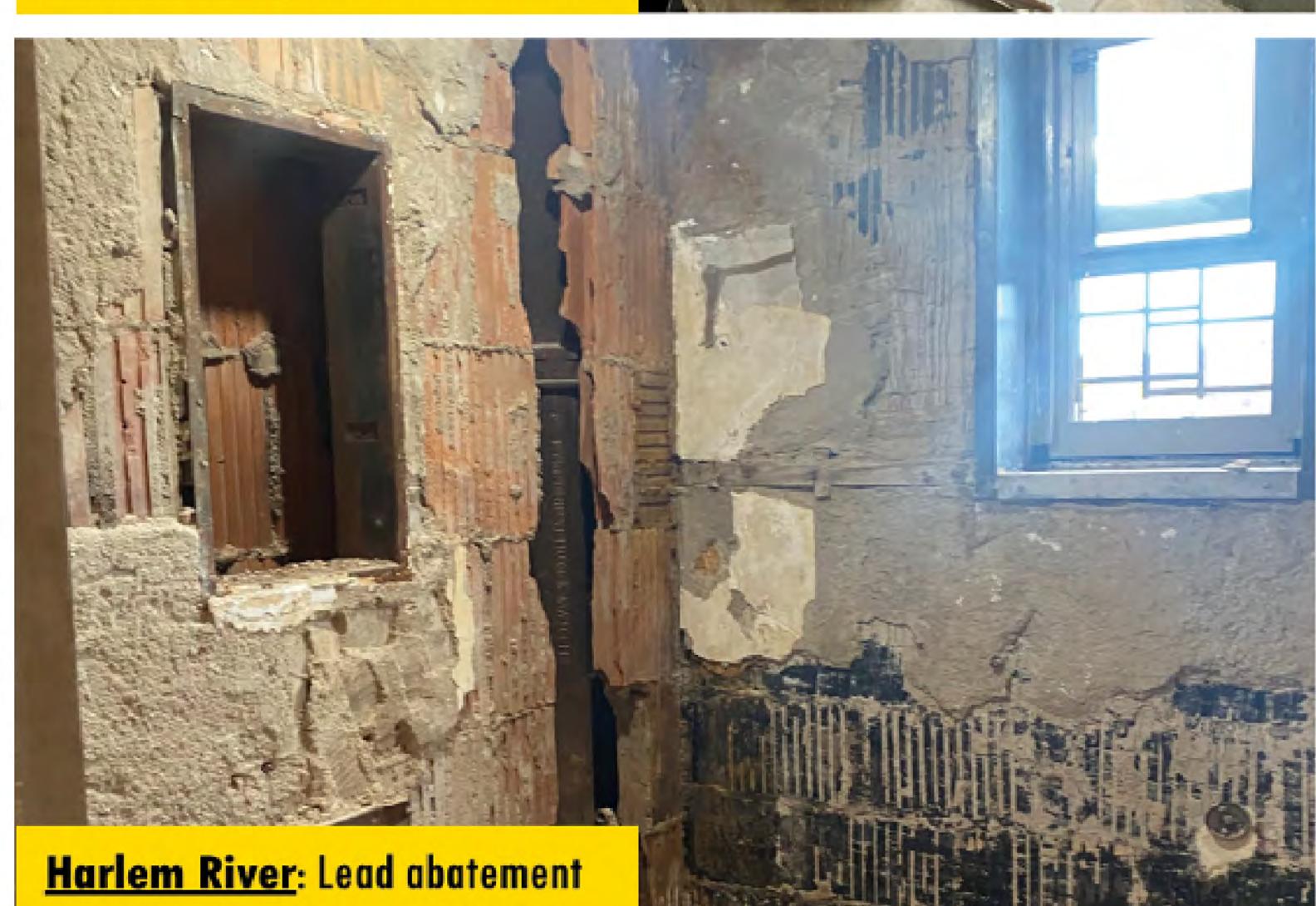
PACT Investments: Health and Safety

Williamsburg

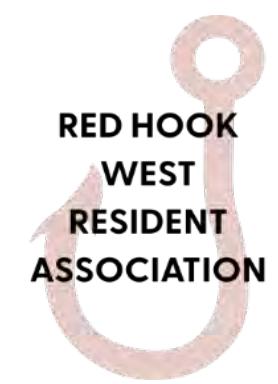
New plumbing and electrical wiring



Williamsburg: Lead abatement



Harlem River: Lead abatement



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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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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?

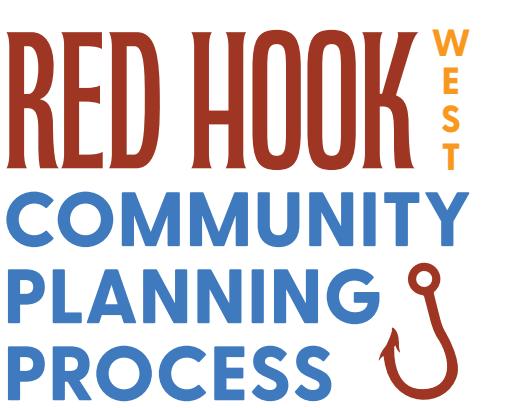
Once you transfer to the Project-Based Section 8 program, NYCHA's Leased Housing Department will determine which households are over-crowded or over-housed based on the number of people listed on your lease. If your household does not meet occupancy standards, meaning that there are too many people or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

APARTMENTS: If you could redesign your apartment from scratch, what changes – big or small – would you make?

Share your thoughts below – our staff can help you write your comments for the record.



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MARVEL



BUILDINGS: What building upgrades would most improve your daily life at Red Hook West?

Share your thoughts below - our staff can help you write your comments for the record.



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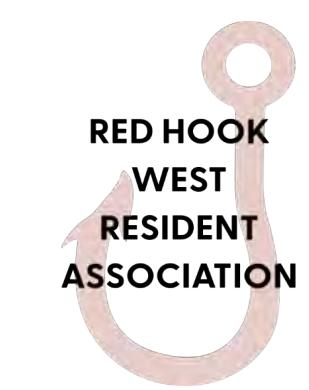


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PUBLIC SPACES: What changes or new features would most improve Red Hook West's outdoor spaces?

Share your thoughts below - our staff can help you write your comments for the record.

Rethink
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SOCIAL SERVICES: What kinds of social services and community facilities are most needed at Red Hook West?

Share your thoughts below - our staff can help you write your comments for the record.



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HOUSING
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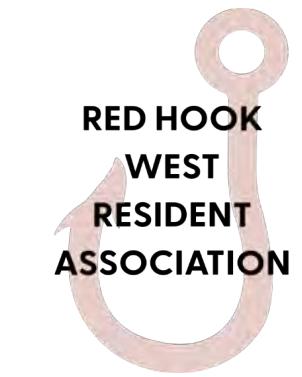


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FUTURE: If you could re-imagine Red Hook West 10 years from now, what would it look like? What would it feel like to live here?

Share your thoughts below - our staff can help you write your comments for the record.

Rethink
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