



Rethink
RED HOOK WEST

Community Visioning Report

May 2026

RED HOOK WEST COMMUNITY PLANNING PROCESS 



This document is available in English, Español, 中文 (繁體/简体), and 한국어 at www.RedHookWestPACT.com or by scanning the QR code.

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Introduction



Report Overview

Welcome to the Rethink Red Hook West Community Visioning Report!

Since May 2025, the Red Hook West Resident Association Board, together with BFJ Planning and Marvel, has partnered with residents and NYCHA to develop a shared, resident-driven vision for the future of Red Hook West. The PACT program would unlock new funding to support improvements at Red Hook West by converting existing housing to Section 8 Project-Based Vouchers.* Potential work may include rehabilitation of buildings, redevelopment, new construction, or a combination of these approaches. No final decisions have been made; the path forward will be determined through further analysis and continued resident engagement in upcoming phases of the planning process. As the first step in that process, NYCHA and Red Hook West residents have begun collaborating on a guiding vision that reflects the community’s aspirations while meeting everyday needs and ensuring safe, affordable housing for generations to come.

Over the course of a year, residents came together through meetings, surveys, and open conversations to share their ideas, priorities, and concerns. This process placed community voices at the heart of the planning process. This report reflects the outcomes of that effort and serves as a roadmap for the PACT program at Red Hook West, guiding the Resident Association, NYCHA, and future partners in advancing and honoring the community’s vision.

* The PACT program uses Project-Based Section 8 vouchers, which currently have stronger political support than other affordable housing funding sources. While Section 9 (traditional public housing) has faced decades of federal disinvestment, Project-Based Section 8 provides more stable funding through a 20-year contract with guaranteed annual support—and federal law requires that this contract be renewed. Under this program, the subsidy is tied to the apartment—not the resident.

This differs from the Section 8 Housing Choice Voucher program (“mobile” vouchers), which allows residents to choose and move between apartments on the private market. In some cases, residents may be eligible to apply for a mobile voucher after one year in the PACT program.



Community Meeting #4 on February 26, 2026
Source: BFJ Planning

From Your Resident Association Board

Greetings Red Hook West Residents,

I hope you and your families are doing well.

On behalf of the Red Hook West Resident Association Board, I'm proud to share the final **Rethink Red Hook West Community Visioning Report**. This report will be the first opportunity residents have to express their vision for the future of Red Hook West Houses.

Nine months ago, we invited residents to come together and shape a shared vision for our community—for our senior citizens, ourselves, our families, and future generations to come. Thank you for answering that call. Through meetings large and small over the past months, you shared thoughtful ideas about housing, community spaces, and programs to support opportunity and growth. Your voices helped identify key challenges, set priorities, and shape the ideas reflected in this report.

While this report marks an important milestone, it is important to be clear that the next step is not yet the selection of a PACT partner, but the release of a Request for Expressions of Interest (RFEI). This process is intended to identify development teams that are not only qualified but genuinely interested in helping to shape a transformative model for the Red Hook West Houses.

In the coming months, the New York City Housing Authority (NYCHA) will invite responses from potential partners through this RFEI. The goal is to assess who has the vision, capacity, and commitment to go beyond traditional rehabilitation—teams that can both rebuild and repair the physical buildings and explore pathways to economic opportunity, homeownership, and long-term resident stability. Red Hook West Resident Association Board and Residents, with support from consultants and NYCHA, will review these responses to determine which teams if any are best aligned with the priorities and ideas put forward by residents. This is a critical step in setting a higher standard for what the future of public housing can be not just for Red Hook West but as a blueprint for delivering real collaboration and equitable outcomes for other campuses across NYC and beyond.

Karen Blondel
Red Hook West Resident Association
President



Red Hook West Family Day on August 23, 2025

Source: BFJ Planning



Community Meeting #1 on September 16, 2025

Source: BFJ Planning



On-Campus Tabling Session on October 4, 2025

Source: BFJ Planning

Description of the Community Planning Process

This report is the culmination of a yearlong community visioning process that began in May 2025, led by the Red Hook West Resident Association Board and its consultants. The process both informed residents about potential improvements and created opportunities for them to share their priorities, concerns, and goals for Red Hook West. The resulting vision will guide future investments under the PACT program.

To ensure broad and inclusive participation, materials and in-person engagement were offered in English, Spanish, Russian, Korean, Mandarin, and Cantonese. The process included:

- **Six In-Person Resident Meetings at PAVE Academy**
- **Two Virtual Meetings Online**
- **Four On-Campus Tabling Sessions**
- **Two Informational Brochures mailed to every apartment**
- **Conversations at the Red Hook West Family Day (2025)**
- **Two Resident Focus Groups**
- **Site Tour of 572 Warren, a converted PACT development**
- **Red Hook West Resident Priorities Survey distributed to every apartment**

More than 200 Red Hook West residents took part in events, sharing their hopes for the future and engaging in meaningful dialogue about PACT. These perspectives were further enriched by over 80 anonymous survey responses, which included more than 600 thoughtful comments on current conditions and desired improvements.

Throughout the process, the Red Hook West Resident Association Board played a central leadership role, representing residents in more than a dozen meetings with NYCHA, advocating for community priorities, and helping guide the engagement effort. At the same time, the Red Hook West Resident Association Board, NYCHA, BFJ Planning, and Marvel remained available to answer questions and support residents every step of the way.

While this report marks the culmination of the visioning process, it also marks the beginning of the next phase. There will be many more opportunities for residents to stay involved as the PACT program moves forward. Please see the “**Next Steps**” section at the end of this report to learn how you can continue to participate.



572 Warren Street Houses Site Tour on November 8, 2025
Source: BFJ Planning



Community Meeting #3 on November 18, 2025
Source: BFJ Planning



Community Meeting #4 on February 26, 2026
Source: BFJ Planning

Vision Statement

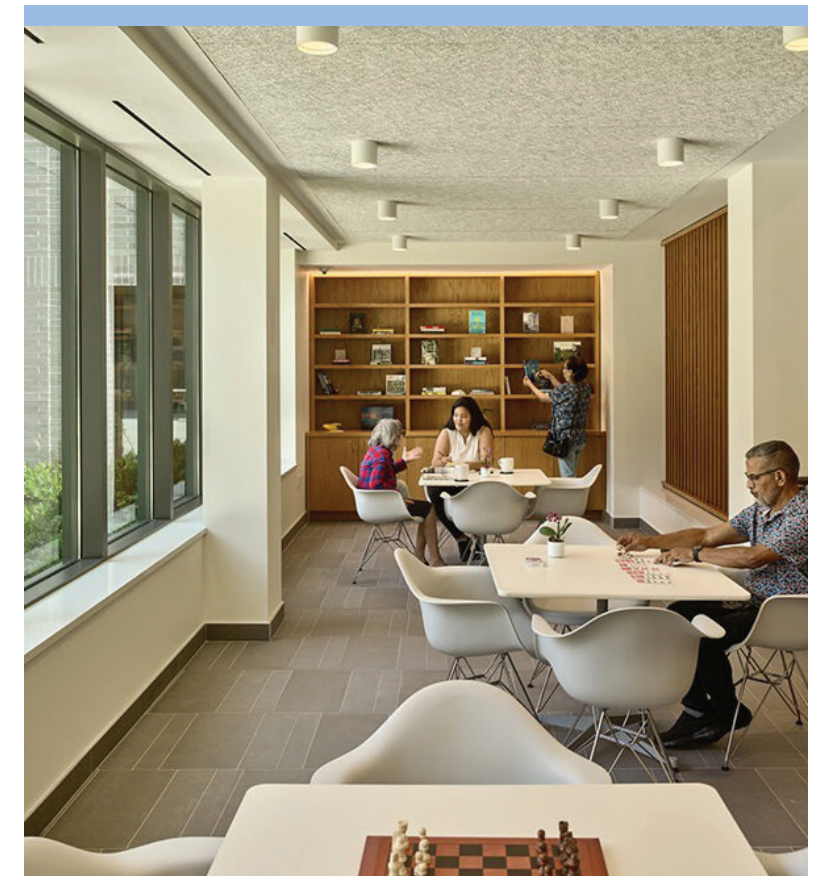
Red Hook West Houses are a cornerstone of the Red Hook neighborhood, providing affordable housing to more than a quarter of the neighborhood's residents. As one of the oldest developments in NYCHA's portfolio, the buildings have endured decades of challenges, including declining federal Section 9 funding and damage from Hurricane Sandy.

The PACT program offers a powerful opportunity to reinvest in Red Hook West and deliver safe, modern, and permanently affordable housing for current and future residents, accomplished through redevelopment of the campus and/or renovations to existing buildings. NYCHA and its future PACT partner will be guided by the following shared vision as they shape reinvestment proposals:



Community-centered design Expanded opportunities

- Improvements should directly respond to resident concerns—addressing aging buildings, deteriorating conditions, public safety concerns, environmental challenges, and overall quality of life.
- 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 to minimize disruption to residents and maintain stability throughout the process. This includes developing clear strategies during the PACT conversion to reduce impacts as much as possible.

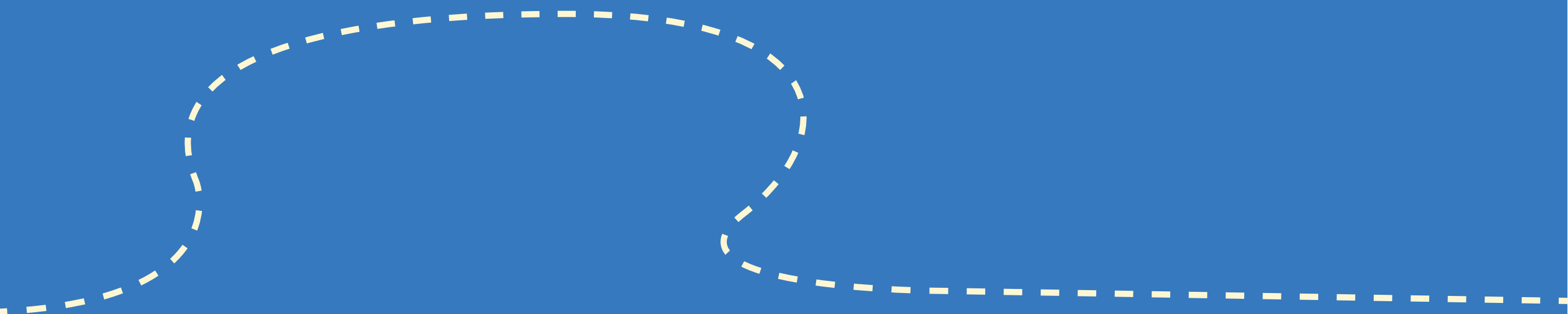


Most importantly, Red Hook West residents will continue to be a partner in decisions about PACT investments - what they should look like, who they should serve, whether new or renovated buildings (or a mix) are the preferred construction outcome, and what sorts of community programs should be provided, among other important decision points. This vision—and the priorities outlined in this report—reflect a comprehensive community engagement process, which will remain central to decision-making in the months and years ahead.



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About the PACT Program



What Is PACT?

Permanent Affordability Commitment Together (PACT) is a program that allows NYCHA to unlock Project-Based Section 8 funding to complete comprehensive repairs or build new, modern homes at NYCHA properties through a public-private partnership. Compared to Section 9, Project-Based Section 8 provides a larger, more flexible, and more stable source of federal funding, which can bridge the gap between NYCHA's current funding and capital needs.

All homes that convert under PACT remain permanently affordable, and resident rights are fully preserved. All existing households at Red Hook West will automatically qualify for Project-Based Section 8 and will be offered a new PACT tenant lease. NYCHA remains responsible for calculating residents' rent according to the same rules as it is calculated today (30 percent of adjusted gross household income for most households*). Residents will not have to pay any additional fees, charges, or utility expenses greater than what they currently pay, and household members continue to have succession rights.

* 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.

Under PACT, NYCHA partners with private and non-profit developers and property managers who will be responsible for construction, repairs, and day-to-day management of Red Hook West. **The land and the buildings at Red Hook West remain under NYCHA ownership, and NYCHA will always be responsible for holding the PACT partners accountable for their performance.** To date, PACT has already begun construction or completed comprehensive repairs for over 31,400 apartments.



Baychester Houses: New playground with water features
Source: NYCHA



Ocean Bay Houses: Renovated hallway
Source: NYCHA



Boston Road Plaza: Fully upgraded kitchen
Source: NYCHA

Resident Rights and Protections under PACT

The PACT program unlocks Project-Based Section 8 funding to complete comprehensive repairs or build new modern homes through partnerships with private and non-profit partners. In addition to providing significant quality-of-life improvements, **PACT keeps rent permanently affordable and preserves all resident rights and protections.**

Existing households at a PACT development automatically qualify for Project-Based Section 8 and are offered a tenant lease agreement with the new property manager. Below is a summary of the key rights and protections included in the tenant lease or required per federal rules and regulations governing NYCHA's implementation of the PACT program.



More information on resident rights and protections under the PACT program can be found by visiting on.nyc.gov/nycha-pact or scanning the QR code

** 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.*

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.

RESIDENT ORGANIZING

Residents continue to have the right to organize, and resident associations will receive \$25/unit in Tenant Participation Activity (TPA) funding.

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 construction is 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 HUD Section 8 requirement.

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.



Williamsburg Houses: Renovated bedroom
Source: NYCHA



Independence Towers: Fully upgraded kitchen
Source: NYCHA



Morris Houses: New building with senior housing
Source: NYCHA



Weeksville Gardens: New entry vestibule
Source: NYCHA



572 Warren Street Houses: Upgraded exterior facade
Source: NYCHA



Betances Houses: New supportive housing
Source: NYCHA

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About Red Hook West Houses

Brief History

Overview of Red Hook West Houses

Constructed between 1938 and 1955, Red Hook Houses is one of New York City’s earliest public housing developments and the largest in Brooklyn. Located in the Red Hook neighborhood, it consists of two adjacent developments—Red Hook West and Red Hook East—both owned and managed by the New York City Housing Authority (NYCHA).

Red Hook West Houses, the focus of this planning process, includes 14 primarily mid-rise residential buildings with a consistent architectural style, as shown on the map to the right. Together, the buildings total approximately 1.2 million square feet.

Today, Red Hook West Houses is home to 2,792 residents living in 1,464 apartments. The community is predominantly composed of people of color, including approximately 46% Black and 44% Hispanic or Latino residents. About 6% are Asian, 3% identify as White alone, and the remaining residents identify as other races or ethnicities.

Approximately 20% (560 residents) have a disability, 23% (639 residents) are age 62 or older, and 25% (686 residents) are young adults, youth, or children.



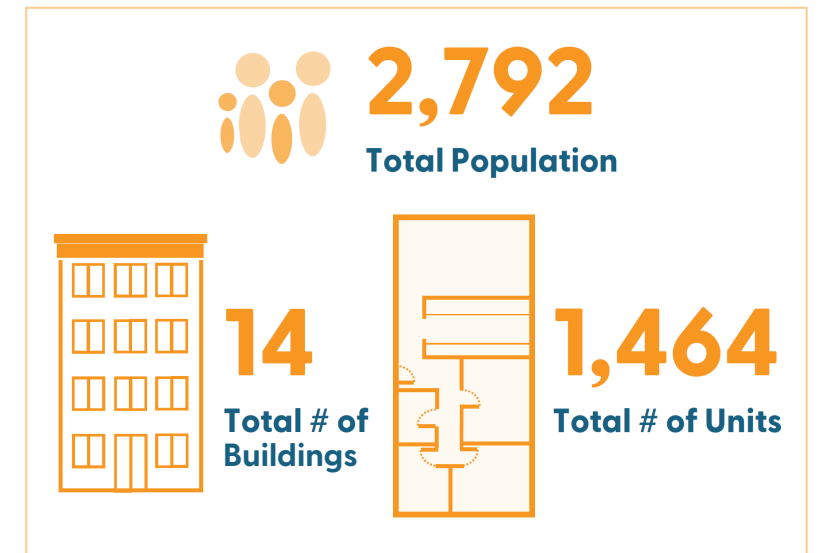
Location Map of Red Hook West Houses (Brooklyn, NY)

Source: Google Earth; Marvel, 2025



Map of Red Hook West Houses

Source: Marvel, 2025



Population and Unit Breakdown at Red Hook West Houses

Source: NYCHA; BFJ Planning, 2025



Red Hook Houses
Source: Library of Congress, 1939



Completed Utility Pods at Red Hook West Houses
Source: NYCHA Recovery and Resilience, 2025



Residents Sharing Feedback at Community Meeting
Source: Marvel, 2025

19th Century

In the mid-19th century, Red Hook transformed into a vibrant waterfront community with piers opening at Atlantic and Erie Basins. In the 20th century, the shipping industry continued to thrive and provided employment opportunities. Red Hook Houses opened in phases from 1939–1955 as part of the federal government’s public works projects to provide affordable housing for the dockworkers and their families.

20th Century

In the mid-20th century, the maritime industry in Brooklyn and Manhattan declined due to the rise of container shipping and the development of new ports in New Jersey. Around the same time, Red Hook became increasingly isolated from the rest of Brooklyn with the construction of the Gowanus Expressway and Brooklyn-Battery Tunnel, along with the removal of trolley service.

As a result, local businesses left in search of stronger markets, contributing to declining employment opportunities and population loss from the 1960s through the 1980s.

Due to disinvestment, isolation, limited transit access, and broader economic challenges, Red Hook experienced increased crime, drug activity, and poverty.

21st Century

By the early 2000s, efforts were underway to improve conditions across NYCHA properties, and Red Hook West Houses underwent a series of renovations to enhance residents’ quality of life. Following the severe impacts of Superstorm Sandy in 2012—which caused widespread flooding and power outages—Red Hook West has been the focus of major resilience and recovery investments beginning in 2017, with completion expected in 2026.

Resiliency improvements include elevated outdoor spaces designed to absorb stormwater, as well as above-ground utility pods housing electrical systems, backup generators, and mechanical equipment to maintain services during flooding. Additional upgrades include building floodproofing, roof replacements, and expanded tree planting. While these investments improve long-term resilience, they have not addressed ongoing issues with deteriorating building and apartment conditions that continue to affect residents’ daily lives.

In September 2025, the Red Hook West Resident Association Board launched a nine-month community planning process to gather resident input and develop a shared, resident-driven vision for future improvements under the PACT program. **Chapter 4** outlines this vision and the guiding principles that reflect resident priorities identified throughout the process.

Existing Conditions

To bring Red Hook West Houses up to modern standards, the long overdue and necessary physical improvements will be quite extensive. Based on the 2023 NYCHA Physical Needs Assessment, NYCHA estimates that \$762.3 million is needed to bring the development into a state of good repair. Beyond the expense, certain accessibility improvements would likely not be possible given the buildings' outdated design and configuration. Further analysis and community engagement will be required to understand what investments – whether rehabilitation, new construction of modern buildings, or a mix of both – are architecturally and financially feasible.

As part of the planning process, Marvel acted as the lead architectural consultant studying the current conditions of apartments, buildings, outdoor areas, and systems at Red Hook West Houses.* Together, this analysis and resident feedback from the various engagement events provided an understanding of the key issues at Red Hook West Houses. Below is a summary of the consultant's findings. In **Chapter 5**, you can learn more about the potential design strategies seeking to tackle these issues raised.

** This analysis is based on sample Red Hook West buildings and apartments that are generally representative of campus-wide conditions. Before finalizing a plan and scope of work, more detailed assessments of all buildings and units will be required.*



Red Hook West Houses

APARTMENT INTERIORS

Apartment conditions are generally poor, with many units in need of repair. Walls and ceilings often show cracks, holes, peeling paint, and wear from years of use. Vinyl tile flooring is frequently peeling, damaged, or missing. Kitchens often have outdated appliances and cabinets that need replacement. Bathrooms show signs of water damage due to aging plumbing fixtures and exposed piping. Based on observations, many closets lack doors and provide limited storage space.



ACCESSIBILITY

At Red Hook West Houses, there are no apartments that meet current standards for accessibility as defined by the US Department of Housing and Urban Development (HUD). To create the required ADA-compliant apartments at Red Hook West, there are a range of solutions, including rearranging the layout of existing buildings, incorporating additions to existing buildings, or creating new buildings with ADA-accessible apartments.



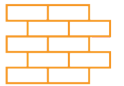
COMMON AREAS

Main entrances and lobbies are small and poorly lit, creating uninviting entry experiences. Lobbies lack USPS-compliant mailboxes and secure package storage. Circulation spaces, including hallways, have limited wayfinding signage, insufficient lighting, and do not meet ADA or egress standards. At the campus level, the development also lacks dedicated community and senior center facilities.



EXTERIOR MASONRY

Building exteriors show significant deterioration, including cracked brick, damaged mortar joints, and failing sealants. These conditions have led to water infiltration and damage in apartments and common areas. If not addressed, further deterioration may require scaffolding to stabilize the façades.



WINDOWS

Currently, many windows at Red Hook West Houses are inoperable and missing key components such as hardware and screens. They also do not meet current NYC energy conservation code.



ROOFS

While FEMA Superstorm Sandy upgrades included roof replacements, there are some roofs that still require necessary repairs to address persistent leaks. Rooftop egress doors should be repaired or replaced.

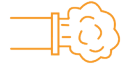


ELEVATORS

Elevator systems perform poorly and are unreliable for residents. In the 6-story buildings, the elevators provide inadequate service as they do not reach the top floor.



HEATING & COOLING



Although a new hydronic heating plant (East Plant), distribution system, and utility pods were installed as part of the FEMA Superstorm Sandy improvements, the in-building distribution system and radiators remain original and provide inconsistent, unreliable heat. Red Hook West Houses also lacks centralized cooling, relying instead on individual air-conditioning units.

PLUMBING & ELECTRICAL



The plumbing and electrical systems are dated and would benefit from modern replacements. While the campus-wide steam distribution system is new and in good condition, in-building plumbing piping and fixtures are original and outdated. Electrical risers are also original, and outlets are insufficient and do not meet current New York City electrical code.

LEAD-BASED PAINT



Based on April 2026 data from NYCHA's recent lead-based paint inspections, 836 of the 1,188 units tested at Red Hook West Houses tested positive for lead-based paint that exceeds acceptable limits. Through the PACT program, all apartments will be tested and remediated of lead-based paint, enhancing resident health and safety.

OUTDOOR AREAS



Recent FEMA Superstorm Sandy upgrades—such as raised utility pods and courtyards—have improved flood resilience but have also changed building access routes and affected views from apartments. New playgrounds and seating areas have raised privacy and noise concerns, particularly for first-floor residents, and offer limited equipment for a full range of age groups.

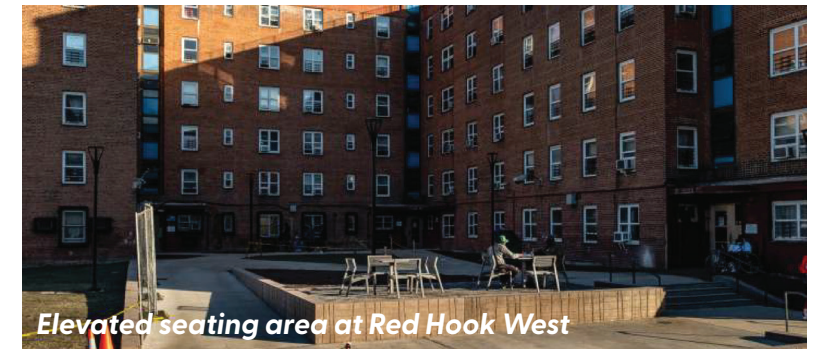
Red Hook Farms remains a valued resource, though there may be opportunities to relocate it to better serve the community. Bush and Mill Streets function as key pedestrian routes through the campus and should be repaired and consistently maintained to ensure a safe and comfortable walking environment.



Utility pods at Red Hook West



Recreational play area at Red Hook West
Source: Adi Talwar, City Limits, 2024



Elevated seating area at Red Hook West

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Summary of Resident Priorities at Red Hook West



Introduction

Throughout the community visioning process, Red Hook West Resident Association Board, BFJ, Marvel and NYCHA collected input from Red Hook West residents through conversations, meeting activities, and surveys mailed to all households. In total, we engaged more than 200 residents and gathered over 1,000 written comments.

This section summarizes resident priorities for future PACT investments. While some improvements can be achieved through renovation of existing buildings, construction of new, modern buildings offers the greatest opportunity to create a Red Hook West that is more comfortable, accessible, and responsive to

Resident Priorities by Category

Apartments

A home should offer comfort, safety, and ease in everyday life. Through PACT, NYCHA is committed to delivering modern, safe, and dignified living conditions that reflect the respect and quality that residents deserve.



Williamsburg Houses: New windows
Source: NYCHA

- **Enhance accessibility:** Incorporate features such as widened doorways and ADA-compliant kitchens and bathrooms.
- **Support senior living:** Integrate senior-friendly design throughout buildings or consider dedicated senior housing options.
- **Improve layouts:** Modernize apartment layouts to provide more space and storage with open, functional designs.
- **Invest in quality materials:** Use durable, high-quality finishes for kitchens, bathrooms, floors, and walls.
- **Upgrade appliances and fixtures:** Provide new, modern equipment in kitchens and bathrooms.
- **Improve ventilation:** Enhance airflow in kitchens and bathrooms for comfort and health.
- **Improve convenience:** Enhance daily living by providing more electrical outlets and overhead lighting with wall switches.

Buildings

Building systems and common spaces are central to the transition to PACT at Red Hook West and represent some of the largest unmet capital needs under federal Section 9 funding. Through PACT, these systems and spaces will be upgraded and properly maintained. Residents also shared ideas for how they could be reimagined.

New and improved common spaces can enhance comfort, safety, and community life, while upgraded building systems will support a more reliable, sustainable, and resilient future.

- **Modernize elevators:** Ensure elevators serve all floors and are upgraded for safety and ADA compliance.
- **Enhance common spaces:** Improve accessibility, security, and cleanliness in lobbies, hallways, and elevators.
- **Provide everyday amenities:** Incorporate features such as on-site security, package rooms, laundry facilities (preferably not in basement), bicycle storage, and modern waste management systems.
- **Address pest concerns:** Resolve ongoing pest issues, particularly in garbage collection areas.
- **Upgrade climate systems:** Modernize heating and cooling infrastructure and provide residents with greater control over indoor temperatures.

- **Upgrade window systems:** Modernize window systems (with screens) that are easy to clean inside and out.
- **Maintain clean environments:** Strengthen maintenance practices to keep common areas clean and well cared for.
- **Improve environmental health:** Address issues such as lead paint, aging pipes, asbestos, and mold.
- **Upgrade core systems:** Modernize electrical, telecommunications, plumbing, and heating systems to meet current and future needs.

Outdoor Areas

The outdoor spaces at Red Hook West have the potential to be vibrant places for gathering, play, and relaxation—where neighbors connect and community thrives.

The PACT program offers an opportunity to thoughtfully reimagine both indoor and outdoor spaces—addressing existing challenges and enhancing overall quality of life for residents.

- **Prioritize resident access:** Design outdoor spaces to be welcoming, accessible, and easy to navigate for all residents.
- **Create spaces for everyone:** Provide diverse and inclusive recreation areas that serve all ages and abilities, consider shaded playground and seating areas, and a splash pad for children.

- **Improve accessibility:** Ensure safe, equitable access to every building.
- **Respect privacy:** Design outdoor areas to better protect the privacy of first-floor residents.
- **Maintain well-kept grounds:** Strengthen cleanliness and ongoing maintenance across the campus.
- **Address pest concerns:** Implement effective solutions to manage and prevent pest issues.



Betances Houses: Upgraded outdoor areas

Source: NYCHA



Williamsburg Houses: New recreational area

Source: NYCHA

Safety & Security

Throughout the planning process, residents raised concerns about safety and security at Red Hook West, particularly in the outdoor areas and in building common spaces like lobbies and stairwells. Residents deserve a development that is safe, secure, and welcoming, to create a stronger sense of ownership and belonging for them and their guests.

- **Enhance on-site security:** Consider staffed lobbies or outdoor kiosks to provide a visible and supportive security presence.
- **Improve lighting:** Upgrade lighting across the campus and within building common areas to increase safety and comfort.
- **Strengthen monitoring:** Install well-maintained, consistently monitored security cameras throughout the campus and buildings.
- **Secure building access:** Ensure front door locks are reliable and fully functional to reduce trespassing and loitering.
- **Modernize intercoms:** Upgrade building intercom systems for improved access and security.
- **Empower residents:** Reintroduce resident-led safety patrols to foster community ownership and a shared sense of safety.

Quality of Life and Community Stability

NYCHA is committed to ensuring that PACT investments at Red Hook West maximize quality of life for residents by addressing ongoing concerns and meeting the diverse needs of the community. Good housing should support residents at different stages of life and encourage residents to live harmoniously. NYCHA and the PACT partner should seek to ensure that the transition to the PACT program minimizes interference with the daily lives of residents.

- **Promote clear and fair guidelines:** Ensure house rules are clearly communicated and consistently enforced.
- **Maintain a clean and welcoming environment:** Address pet waste and littering across buildings and campus grounds.
- **Support aging in place:** Provide housing options for seniors, including ADA-compliant units and potential senior-focused buildings.
- **Create opportunities for young adults:** Explore housing options such as studios, SROs, and other flexible living arrangements.
- **Expand housing options:** Include a mix of unit sizes and types to meet the needs of seniors, families, and younger residents, including workforce housing.

- **Create pathways to ownership:** Explore opportunities that support long-term housing stability and potential homeownership.
- **Invest in opportunity:** Support residents engaged in job training and educational programs.
- **Encourage community involvement:** Support residents' participation in community safety and maintenance (e.g., reintroduce the building captain system).
- **Minimize construction impacts:** Reduce disruption by covering moving costs and limiting relocations to one move whenever possible.
- **Protect resident rights:** Ensure all resident protections and rights are upheld throughout the process.

Amenities and Social Services

Residents want their community to thrive and have recommended a wide range of social amenities to be included on campus. PACT is an opportunity to invest in services tailored to the needs, strengths, and priorities of Red Hook West residents. Together, these investments can support opportunity, stability, and growth for residents.

- **Reopen the senior center:** Provide a revitalized and welcoming space for older residents.

- **Provided indoor community space:** Create flexible indoor spaces for meetings, computer access, and activities like arts, crafts, and social gatherings.
- **Foster creativity:** Provide dedicated spaces for hobbies and maker activities.
- **Promote health and fitness:** Incorporate an on-site fitness center to support active lifestyles.
- **Expand wellness services:** Improve access to health, counseling, and supportive services, including first aid training.
- **Support youth and families:** Offer childcare, after-school programs, tutoring services, recreational activities, and summer youth employment opportunities.
- **Invest in adult education and careers:** Provide GED and high school equivalency programs, technology access and training, career development, life skills, and financial planning resources.
- **Encourage mixed-use opportunities:** Integrate commercial, community, and workforce development uses to support a vibrant and self-sustaining campus.

5

Potential Design Strategies

I WANT OUR HOMES TO FEEL COMFORTABLE AND EASY TO LIVE IN, FOR EVERYONE, AT EVERY AGE.



I WANT TO FEEL SAFE AND PROUD TO CALL THIS HOME.



WE WANT A BETTER QUALITY OF LIFE AND PUBLIC SPACES THAT INSPIRE COMMUNITY, CONVENIENCE, AND JOY.



HOW CAN THE COMMUNITY VISION & GUIDING PRINCIPLES TRANSLATE TO DESIGN STRATEGIES?

The resident priorities were developed through extensive engagement and existing conditions analysis of Red Hook West buildings and the development. Each thematic resident priority can be translated into tangible design strategies that can be implemented through the PACT process.



I WANT SPACES
DESIGNED FOR ALL OF US,
INCLUDING ELDERLY RESIDENTS
AND THOSE WITH DISABILITIES.



WE WOULD LIKE HOUSING THAT
GROWS WITH OUR FAMILY
AND STAYS AFFORDABLE
FOR SENIORS AND YOUNG
PEOPLE ALIKE.



Improved Living Conditions

**WE WANT OUR APARTMENTS
TO REFLECT THE
STRENGTH OF OUR COMMUNITY.**

**UPGRADING FINISHES AND LAYOUTS IS
ABOUT CREATING A
FOUNDATION FOR A BETTER QUALITY OF
LIFE FOR EVERYONE.**



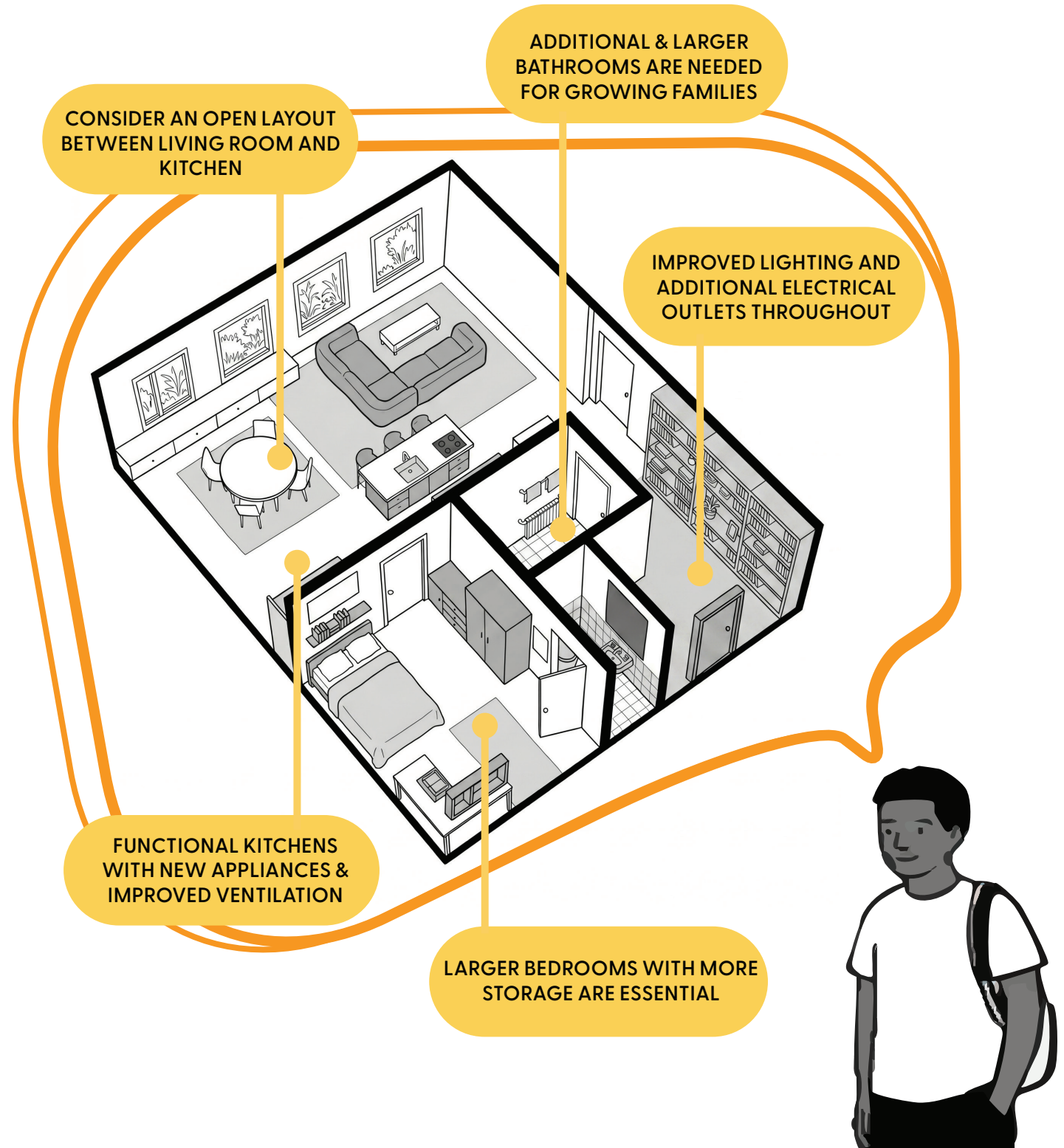
Apartments & Layouts

DIGNITY, CONVENIENCE & SUPPORTING DIVERSE NEEDS

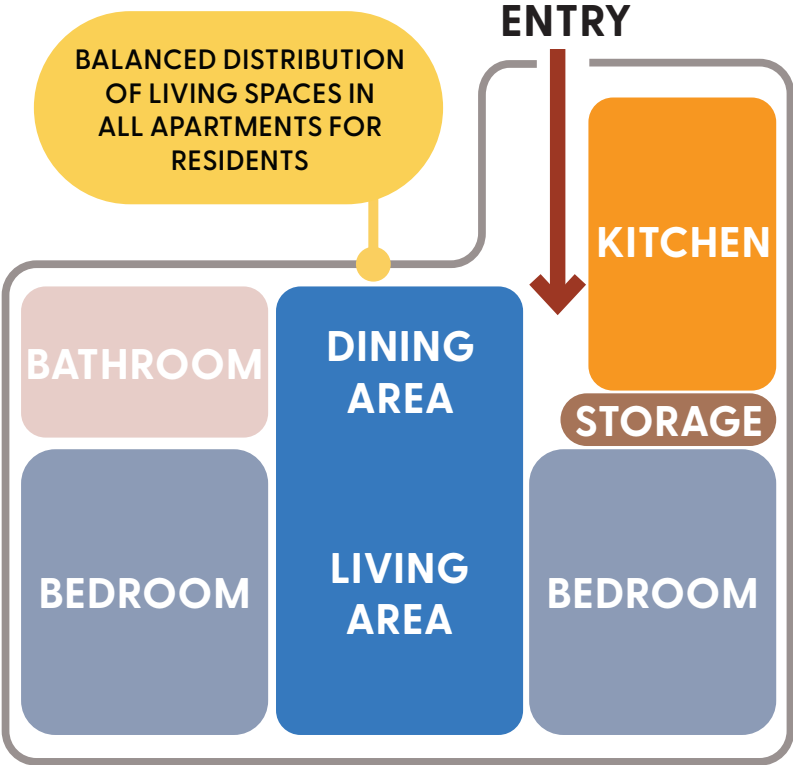
Why is this important?

A home should offer comfort, safety, and ease in everyday life. Residents have shared concerns about maintenance and the quality of materials 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.



Apartments & Layouts



Possible two-bedroom layout.

- BETTER LIGHTING
- ADA-COMPLIANT KITCHENS AND BATHROOMS
- DURABLE FINISHES AND APPLIANCES
- IMPROVED VENTILATION
- MIX OF UNIT SIZES
- BUILT-IN STORAGE

Resident Priorities: Ideas voiced during the planning process.



Open layout apartment with resident-controlled HVAC systems



Open kitchen and living room



Large windows



Larger and accessible bathrooms

Accessibility

APARTMENTS FOR RESIDENTS WITH ALL ABILITIES

Why is this important?

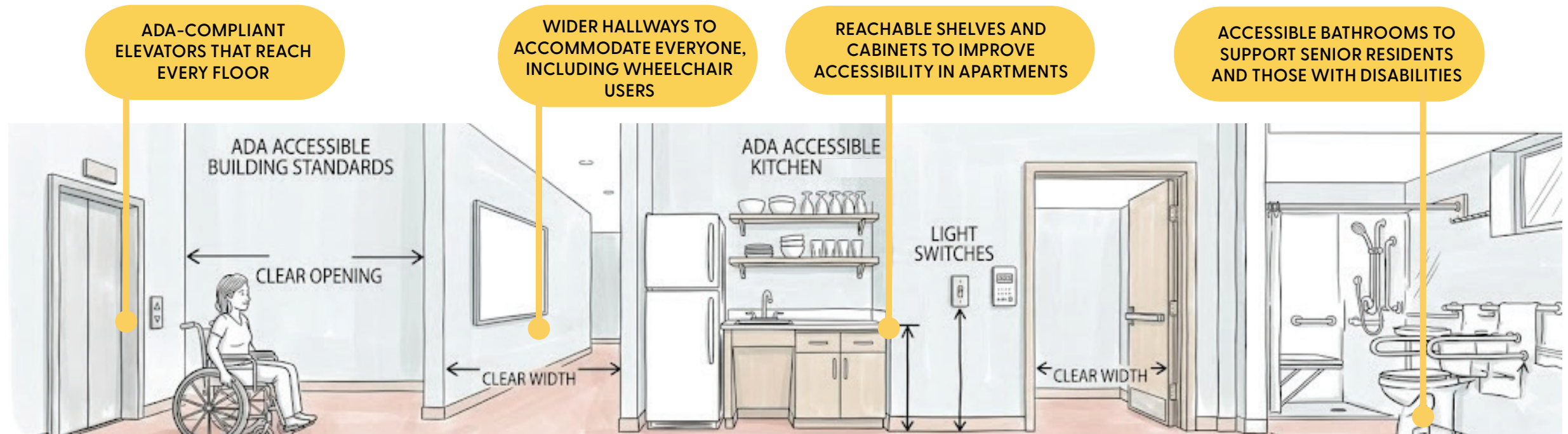
Improving accessibility within the apartments at Red Hook West is a fundamental step toward achieving true inclusion. Achieving ADA compliance will directly elevate the daily living conditions of residents and ensure resident safety and well-being for everyone.

STEP-FREE ENTRIES	RAMPS WITH HANDRAILS	LARGE-PRINT SIGNAGE
ROLL-IN SHOWERS	NON-SLIP FLOOR SURFACES	BUILT-IN NIGHT LIGHTS
BUILT-IN GRAB BARS	SPACIOUS HALLWAYS	PULL-CORDS THROUGHOUT UNIT
EMERGENCY COMMUNICATION	ACCESSIBLE BUILT-IN CABINETS	WIDENED DOORWAYS

Resident Priorities: Ideas voiced during the planning process.



ADA-accessible bathrooms with a walk-in shower and grab bars



Building Systems

LONG-TERM RESILIENCE

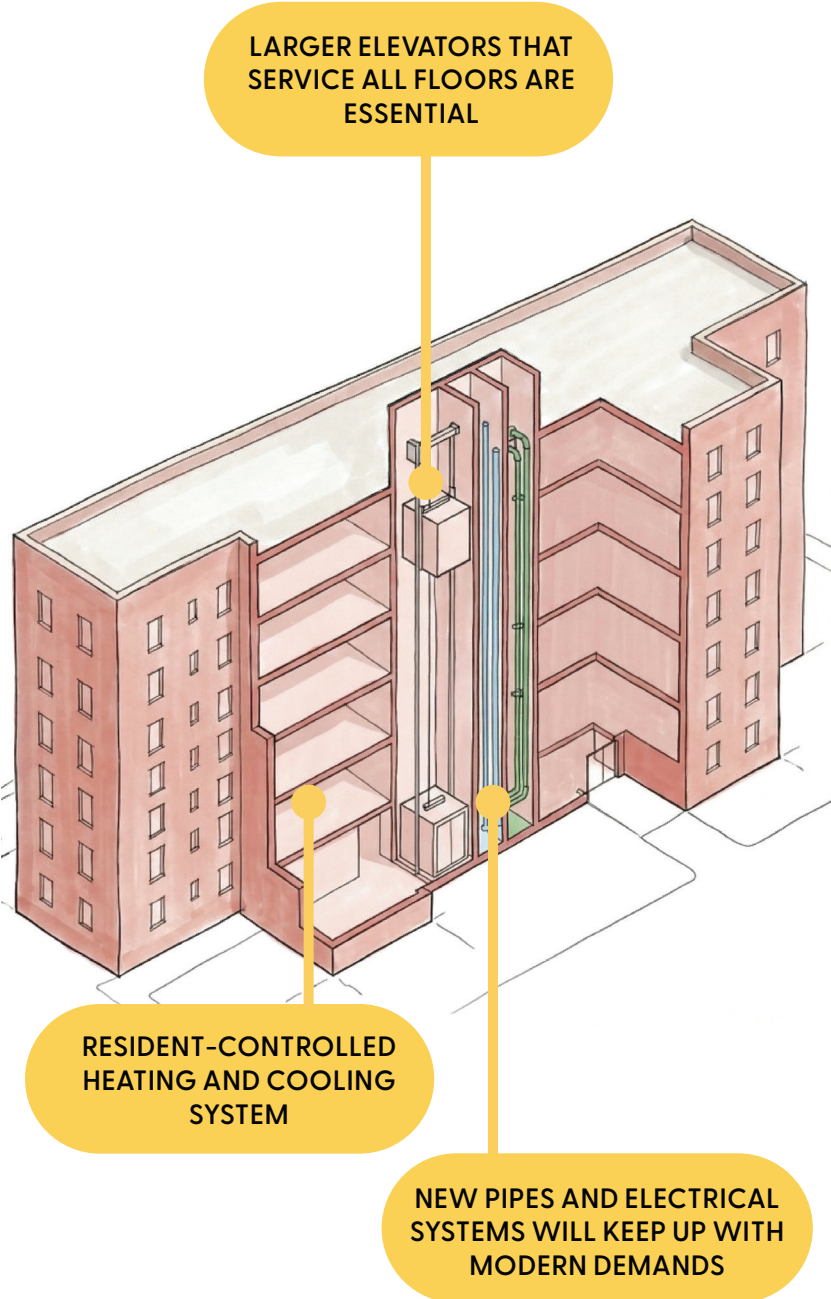
Why is this important?

Residents have 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 buildings would ensure modernized systems that would lay the foundation for a more reliable, sustainable and resilient future.

- PROPER PIPES & DRAINAGE
- UPGRADED HEATING & COOLING SYSTEMS
- LARGE AND RELIABLE ELEVATORS
- SUFFICIENT ELECTRICAL OUTLETS
- FACADE INSULATION & LEAK DETECTORS
- REMEDIATION OF ENVIRONMENTAL CONCERNS

Resident Priorities: Ideas voiced during the planning process.



Warren Street PACT

Renewable energy, such as solar panels



Bay View PACT

Resident - controlled heating and cooling systems

*Safety & Sense of
Ownership*

OUR BUILDINGS NEED
UPGRADED SECURITY
TO CREATE A WELL-CARED-FOR
ENVIRONMENT WHERE **EVERYONE**
CAN FEEL SECURE AT ANY HOUR
OF THE DAY



Building Entries

WELCOMING, CONVENIENT, & FOSTERING COMMUNITY

Why is this important?

Residents have shared concerns about safety near existing building entrances, including loitering, broken doors, and package theft. Building entries should feel safe, welcoming, and well-maintained for everyone. After all, they are the front doors to your homes.

Through PACT, buildings often receive new or upgraded entrance doors, mail areas, elevators, and shared spaces with improved maintenance. New buildings will allow lobbies and common spaces to be larger, brighter, and tailored to Red Hook West. These would support a greater sense of comfort, safety, and community life.

ACCESS THROUGH PUBLIC PLAZAS

LARGER LOBBIES WITH WIDE PATHS

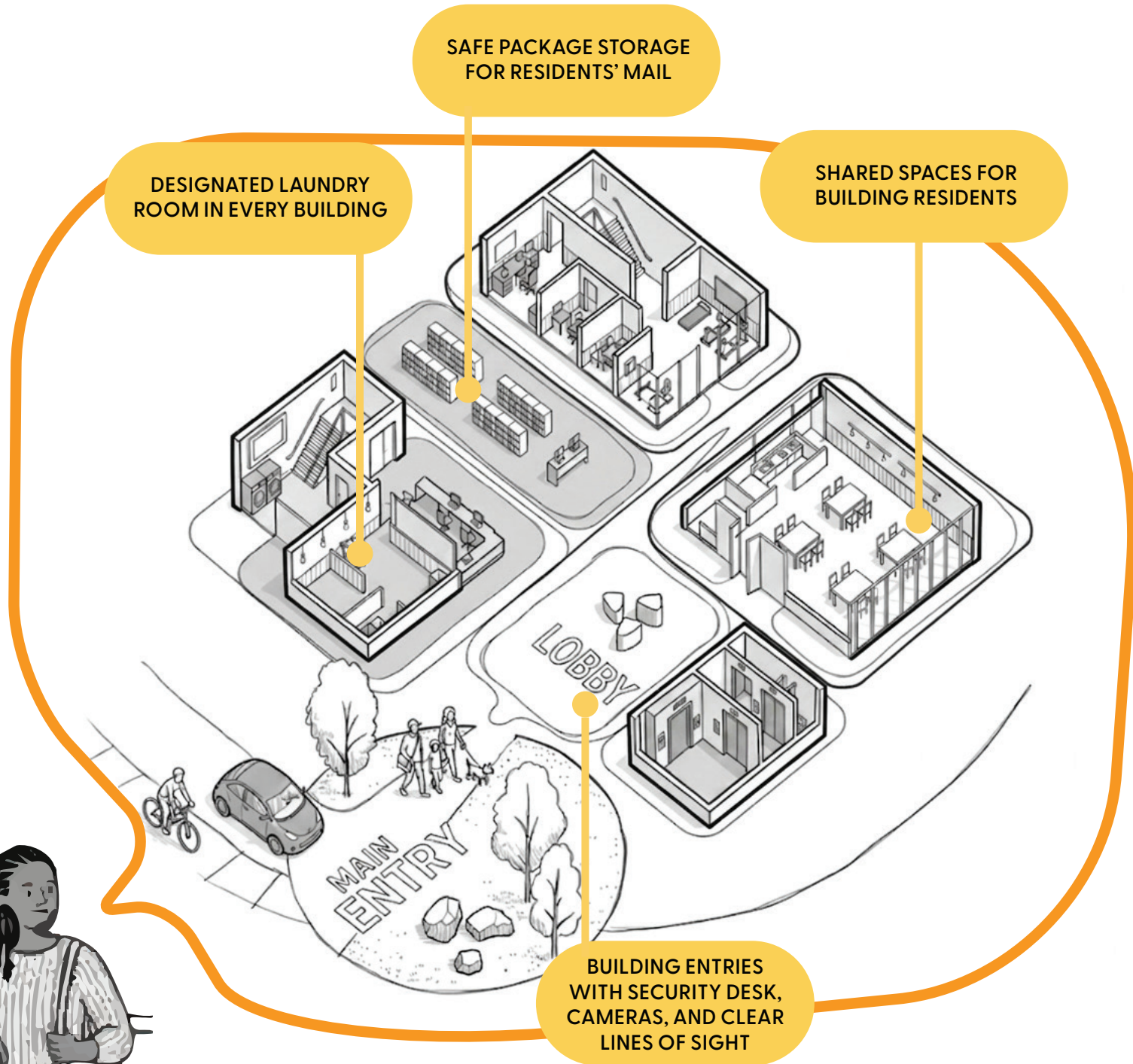
MEETING AREAS FOR RESIDENTS

PACKAGE ROOMS

LAUNDRY ROOMS

MODERN WASTE DISPOSAL PRACTICES

Resident Priorities: Ideas voiced during the planning process.



Building Entries



INCREASED VISIBILITY THROUGHOUT THE DEVELOPMENT

Betances Residence PACT

Accessible entries with clear paths



Betances Residence PACT

Semi-private and public outdoor spaces



Rockaway Village

Safe and welcoming lobbies with security



MONITORED MAILROOM SUPPORTS SUCCESSFUL DELIVERIES

Halletts Point NYCHA new construction

Secure package and mail room per building



Independence Towers PACT

Accessible elevators for all residents



DEDICATED TRASH CHUTE OR RECYCLE ROOM THAT IS EASILY ACCESSIBLE FOR ALL RESIDENTS

Waste management in each building

Common Areas

FOSTERING A STRONG SENSE OF BELONGING

Why is this important?

Residents have shared that common areas at Red Hook West, such as lobbies, stairwells, and hallways, are poorly lit and not functioning as they should.

These spaces will receive improved maintenance and cleanliness through the PACT program, and there is an opportunity to reimagine and enhance them. New shared amenities, such as upgraded laundry rooms and welcoming gathering spaces, can further support comfort, safety, and community life.



Stonewall House
NYCHA new construction

Laundry rooms in every building



Smith Houses

Diverse play areas in every building



The Corden
NYCHA new construction

Outdoor seating designated for residents



Betances Residence
PACT

Resident lounge areas

VISIBILITY
THROUGHOUT
HALLWAYS

REOPEN SENIOR
CENTER

BUILDING
SPECIFIC
AMENITIES

INDOOR
COMMUNITY
SPACES

VENTILATION &
NATURAL LIGHT

BUILDING
DESIGNATED
SEATING AREAS

Resident Priorities: Ideas voiced during the planning process.

Security

FEELING SAFE & WELCOME

Why is this important?

Residents highlighted challenges with broken cameras, stolen packages, and feeling unsafe in building entries. The new ramps are inconvenient and tedious to walk through, and the new outdoor spaces feel isolated from one building to another.

You deserve to feel safe throughout the open spaces and within the buildings of your development. PACT offers 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.

- IMPROVED LIGHTING
- ON-SITE SECURITY STAFF
- MONITORED SECURITY CAMERAS
- FUNCTIONAL FRONT DOOR LOCKS
- MODERN INTERCOM SYSTEMS
- RESIDENT-LED SAFETY PATROLS

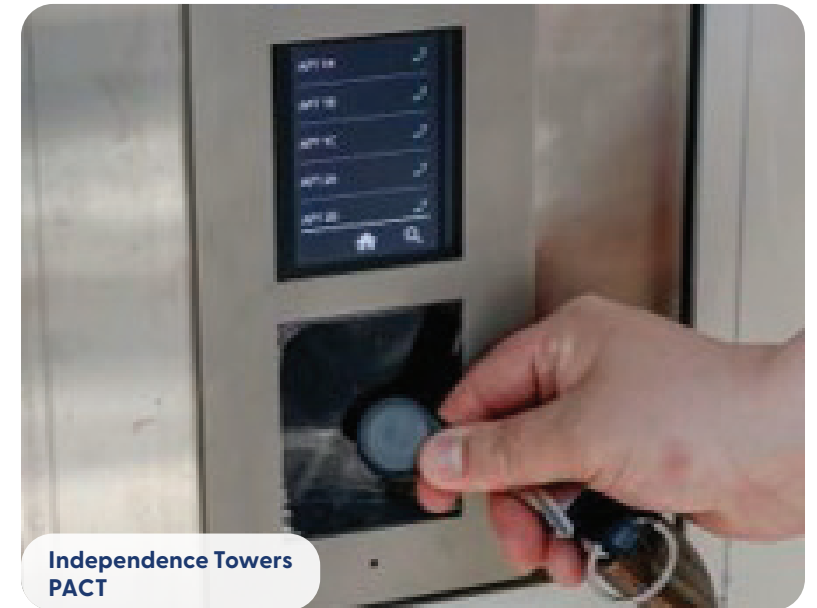
Resident Priorities: Ideas voiced during the planning process.



Casa Celina NYCHA new construction
Bright entries with convenient ramps



Well-lit hallways with security cameras and clear views



Independence Towers PACT
Upgraded intercom systems



IMPROVING ACCESS CONTROL AND PRIORITIZING RESIDENT COMFORT AND VISIBILITY

Diverse lighting throughout the development at all times

WE'D LOVE OUTDOOR SPACES WHERE WE CAN SPEND TIME WITH OUR KIDS—
WALKING, PLAYING, AND MAKING MEMORIES TOGETHER.



Better Quality of Life

I'D LOVE TO HAVE A LOBBY THAT FEELS **SAFE, WELCOMING, AND COMFORTABLE AT ANY HOUR.**



MY NEIGHBORS AND I WANT **CLEAN, WELL-CARED-FOR SPACES** WHERE WE CAN COME TOGETHER AND SPEND TIME WITH DIGNITY.



Open Spaces

COMMUNITY & JOY

Why is this important?

Residents have shared a desire for different types of play areas and outdoor spaces. Some concerns include the placement of benches outside ground-floor apartment windows and the new ramp landings being too far away from building entrances.

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



I'D LIKE **GARDENING AREAS** THAT BRING THE **COMMUNITY TOGETHER.**



RED HOOK WEST SHOULD OFFER A **RANGE OF OUTDOOR SPACES** FOR PEOPLE OF **ALL AGES AND ABILITIES** TO ENJOY.



MY NEIGHBORS AND I ENJOY **SHADED OUTDOOR AREAS**, BUT THEY SHOULDN'T BE NEAR **APARTMENT WINDOWS.**



IMPROVED PATH ACCESS

FIRST-FLOOR RESIDENT PRIVACY

YEAR-ROUND RECREATION SPACES

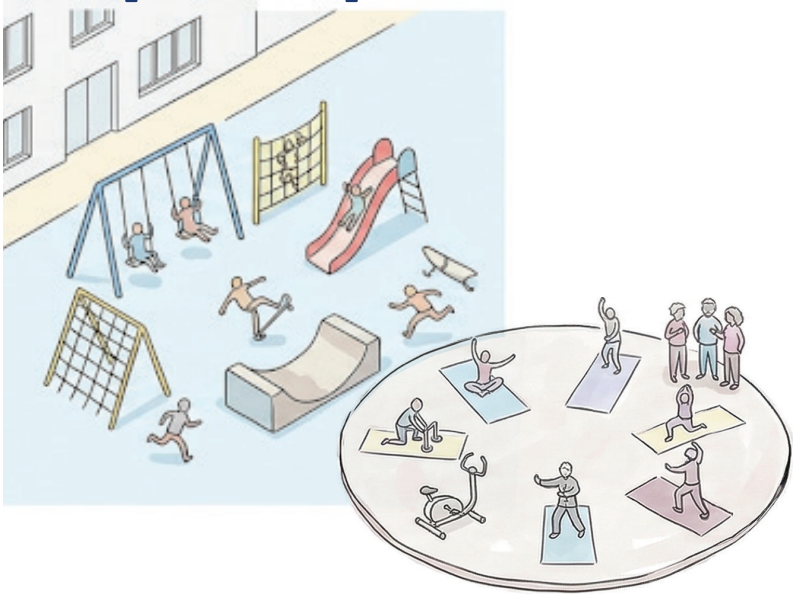
MAINTAIN WELL-KEPT GROUNDS

ADDRESS ONGOING PEST ISSUE

GARDENS AND VEGETATION

Resident Priorities: Ideas voiced during the planning process.

Open Spaces



**FOR MY MORNING WALK,
I'D LOVE EASY-TO-WALK
PATHS WITH PLACES TO STOP
AND RELAX.**



Shaded areas for residents to sit and gather



Lights throughout the development



Designated outdoor fitness areas



Bay View Houses
PACT

Lawns to lounge and play

Social Amenities

OPPORTUNITY & GROWTH

Why is this important?

Residents want to foster a thriving Red Hook West community. 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 teens and young adults, mental health and substance abuse counseling, and classes for first aid training, nutrition, financial literacy and job skills.

While PACT provides an opportunity to invest in the apartments, buildings, and open spaces at Red Hook West, it is also an opportunity to invest in social services tailored 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.

MOST
PREFERRED



A SENIOR CENTER IS
HIGHLY DESIRABLE

Senior center



Diverse play areas



RESIDENTS HIGHLY VALUE
CONTINUING EDUCATION
OPPORTUNITIES

Computer and technology workshops



Childcare center



Dog park



Fitness centers

Community Benefits

BUILDING A STRONGER RED HOOK

Why is this important?

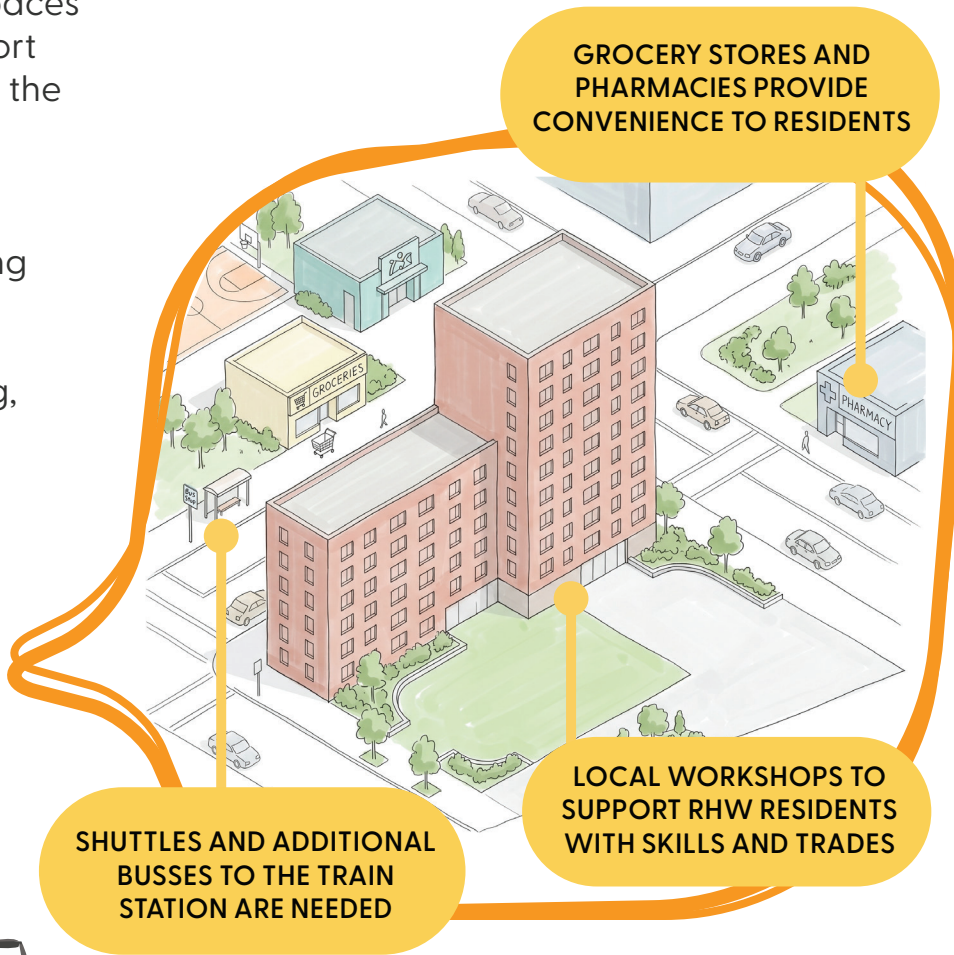
Residents want to strengthen the existing community by incorporating community spaces (and possible commercial spaces) to support Red Hook West residents and contribute to the overall neighborhood.

Red Hook West is a cornerstone of the Red Hook neighborhood. As the surrounding community continues to evolve, PACT investments at your development can ensure that your community remains strong, connected, and supported, today and for generations to come.



- COMMERCIAL SPACES
- GROCERY STORE AND PHARMACY
- RESIDENT EMPLOYMENT PROGRAMS
- YOUTH PROGRAMS
- MAKER-SPACES
- ADULT CRAFT AREAS
- MIXED-USE SPACES
- ADULT EDUCATION COURSES
- LIFE SKILLS AND TRADE COURSES

Resident Priorities: Ideas voiced during the planning process.



Maker-spaces and kitchens to encourage life skill courses



Local grocery and pharmacy

Multi-Generational Living Options

I WANT RED HOOK WEST TO BE A PLACE WHERE CHILDREN CAN GROW UP, BUILD A CAREER, AND START A FAMILY.



I'VE LIVED HERE FOR DECADES; I WANT A HOME DESIGNED FOR MY CHANGING NEEDS.



More Living Options

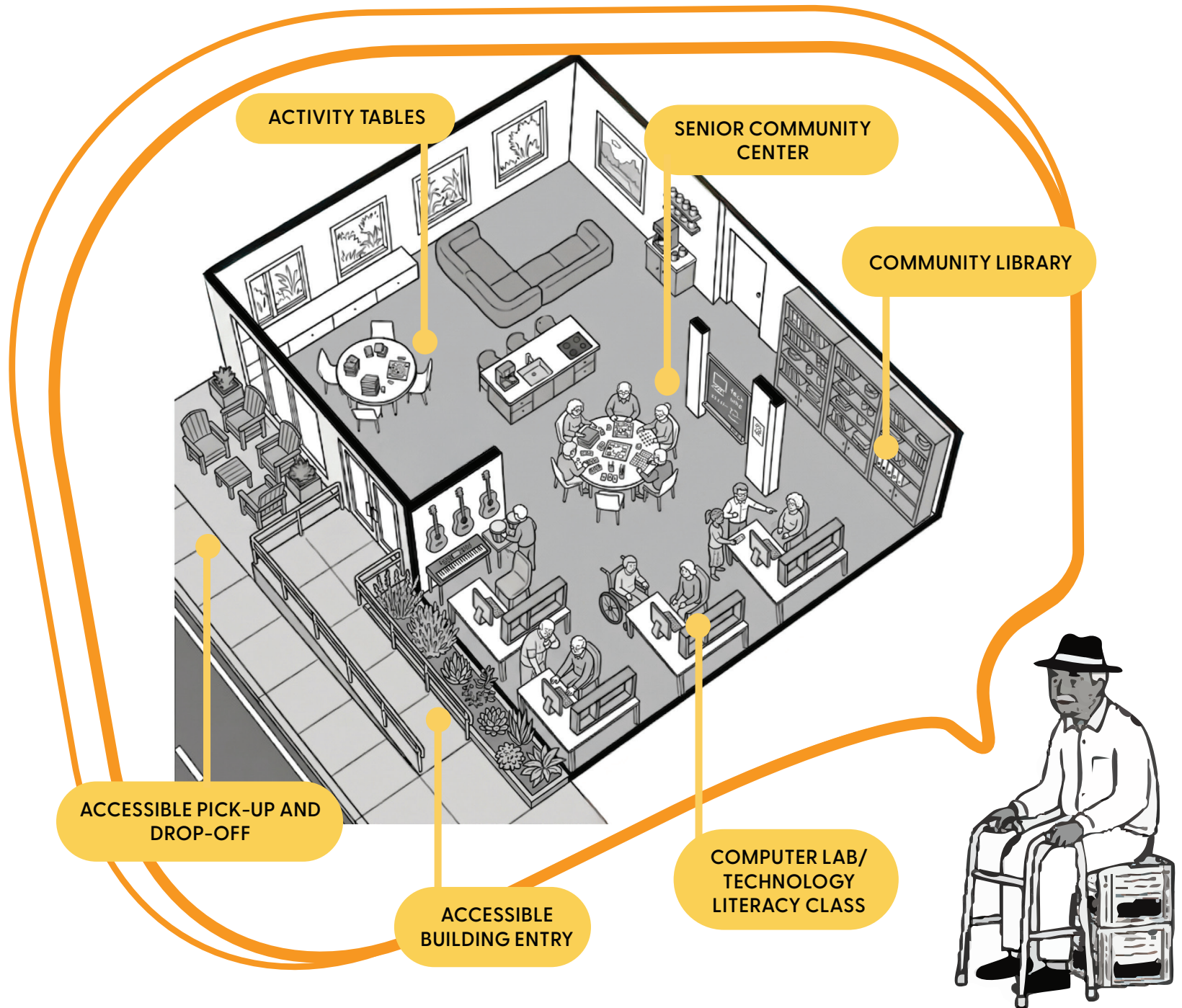
AGING IN PLACE

Why is this important?

As residents' needs change with age, their homes should adapt with them.

Many residents have called Red Hook West home for decades, and their long-standing presence helps make the community stronger. Under PACT, all residents will continue to have the option to remain for as long as they choose.

PACT offers an opportunity to make the development more comfortable and accessible for seniors who wish to age in place, while also providing tailored social services to support older residents.



- RAMP ACCESS
- SENIOR COMMUNITY CENTER
- CARE CENTER & CLINIC
- LARGER SIGNAGE
- ADDITIONAL SEATING
- ACCESSIBLE DROP-OFF AREA

Resident Priorities: Ideas voiced during the planning process.

More Living Options

ADDITIONAL OPPORTUNITIES

Why is this important?

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. Homeownership is a resident goal that should be explored further.



Senior housing and amenities



Child-focused amenities for new and young families



Multi generational apartments



Large apartment units for growing families

- SENIORS-ONLY BUILDING
- STARTER HOUSING
- RENT-TO-OWN HOUSING
- MULTI-GENERATIONAL OPTIONS
- HOUSING FOR RESIDENTS WITH DISABILITIES
- HOUSING FOR LARGER FAMILIES

Resident Priorities: Ideas voiced during the planning process..



Next Steps



Introduction

In 2026, NYCHA will issue a Request for Expressions of Interest (RFEI) to solicit proposals from qualified PACT partner teams. These teams will be comprised of developers, property managers, and general contractors who will create detailed proposals for Red Hook West. Residents will work closely with NYCHA and the selected PACT partner team in the next phase of planning to prepare a detailed “Red Hook West Houses Community Plan” that guides all future investments and design solutions at your development. The Red Hook West Resident Association Board will be supported by their own professional consultant team, including planners, architects, and attorneys, who will assist them through the process.

This section outlines the next steps in the planning process.

1 PACT Partner Team Selection

- NYCHA will work with the Red Hook West Resident Association Board to prepare and issue a “Request for Expressions of Interest” (RFEI), soliciting proposals from qualified PACT partner teams.

- PACT partner teams are comprised of developers, property managers, and general contractors who will create detailed proposals for Red Hook West Houses.
- Proposals will:
 - Seek to achieve the goals outlined in “Rethink Red Hook West Community Visioning Report” (this document)
 - Be responsive to the issues and opportunities that residents have surfaced throughout the community planning process
 - Account for the existing conditions at Red Hook West Houses
- The Red Hook West Resident Association Board, with support from NYCHA, BFJ Planning, Marvel (architects), will work together to review proposals, interview prospective PACT partners, visit other properties modernized and/or managed by them, and help NYCHA determine the best PACT partner team for Red Hook West Houses.
- Once selected, the PACT partner team will introduce themselves to all residents and kick off the design phase of the project.



572 Warren Street Houses Site Tour on November 8, 2025
Source: BFJ Planning



Community Meeting #3 on November 18, 2025
Source: BFJ Planning



Community Meeting #4 on February 26, 2026
Source: BFJ Planning

2 Design & Resident Engagement

- During the design phase, residents will work alongside the PACT partner and NYCHA to create a detailed “Red Hook West Houses Community Plan.” This plan will guide all future investments and ensure that design decisions remain aligned with the community’s vision—before, during, and after construction.
- Residents will be kept informed throughout the design process and have multiple opportunities to participate. The PACT partner will engage the community regularly through information sessions, town halls, workshops, surveys, and other activities to ensure resident voices are heard.
- The PACT partner will conduct hiring outreach and provide free training, including OSHA certification, to residents interested in applying for jobs that will become available through the project.
- When residents begin to sign new PACT leases, free legal counseling will be available to anyone with questions or concerns, and several months will be allotted to answering resident questions about the transition to new property management.

3 Construction

- NYCHA will continue to manage and maintain Red Hook West Houses until the property converts to Project-Based Section 8.
- After conversion to Project-Based Section 8, the new PACT property manager will be responsible for the day-to-day operation and upkeep of Red Hook West Houses. They will respond to all repair or maintenance requests, collect rent, and provide enhanced social services.
- NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at Red Hook West.
- Residents will continue to file their annual or interim income certifications with NYCHA, and NYCHA will determine each household’s rent based on 30 percent of adjusted gross household income – the same calculation used today.
- Shortly after conversion, construction will begin in accordance with the Red Hook West Houses Community Plan. NYCHA will monitor all construction activities.
- Ample notice and support will be provided to any household who may need to relocate during the construction phase. The PACT partner will provide free

packing and moving services. In all cases, households are guaranteed the right to return to their apartment upon completion or to an appropriately sized apartment in a brand-new building at Red Hook West.



Independence Towers: Renovated lobby

Source: NYCHA



Williamsburg Houses: Renovated living room

Source: NYCHA

Red Hook West Houses Community Plan

The Red Hook West Houses Community Plan will build off this Community Visioning Report and may include the following sections. Note that rehabilitation and new construction are not mutually exclusive; pending further resident input, planning, and analysis in collaboration with NYCHA and the selected PACT partner, the final plan may include a combination of both strategies.

Rehabilitation

Rehabilitation involves the complete modernization of buildings, apartments, and public spaces, as well as the remediation of environmental hazards including lead-based paint, asbestos, and mold. Plumbing, elevators, heating systems, electrical equipment, facades, roofs, and windows would all be upgraded or replaced. Apartments would receive new kitchens, bathrooms, and flooring. Lobbies, hallways, and other common areas would be enhanced. Amenity spaces such as laundry rooms, playgrounds, community rooms, and other facilities would be created or improved.

New Construction

The construction of new residential buildings could offer many benefits, including modern, sustainable homes with improved layouts and amenities such as electric heating and cooling, mechanical ventilation, in-unit washers and dryers, mailrooms, and storage. New buildings could also better accommodate seniors and others with accessibility needs. Most important, many of the residents' priorities expressed throughout the community visioning process can be better accomplished through new buildings.

Security

Public safety improvements may include the installation of cameras that are actively monitored, new lobby doors and access controls, enhanced lighting, security kiosks or call boxes, and on-site security personnel, among other potential strategies.

Property Management

A new property management team will be responsible for the day-to-day maintenance and upkeep of your development. They will ensure the development is appropriately staffed with live-in supers, handymen, porters, and administrative staff. New processes regarding rent payment, maintenance and repair requests, waste management, community governance and house rules, and pest control will also be implemented.

Social Services

New, on-site social services and programs will be available to residents based on the community's needs and desires. Examples of social services at other PACT sites include workforce and life skills training, financial literacy services, nutrition resources, computer training, and youth and senior programming. Specific services will be decided through a resident survey.

RED HOOK **WEST** **COMMUNITY**
PLANNING
PROCESS 

Please visit the Red Hook West Community Planning Process website regularly during the next phases to learn more, stay involved, and share your feedback.



www.RedHookWestPACT.com