

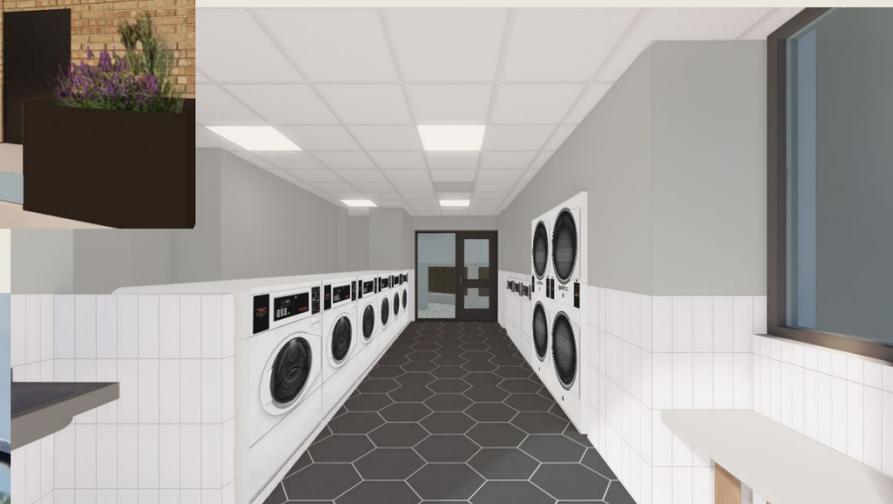
CAMPOS
PLAZA II
PACT PARTNERS

OCTOBER 2025 RESIDENT MEETING

FINAL SCOPE PRESENTATION



AGENDA



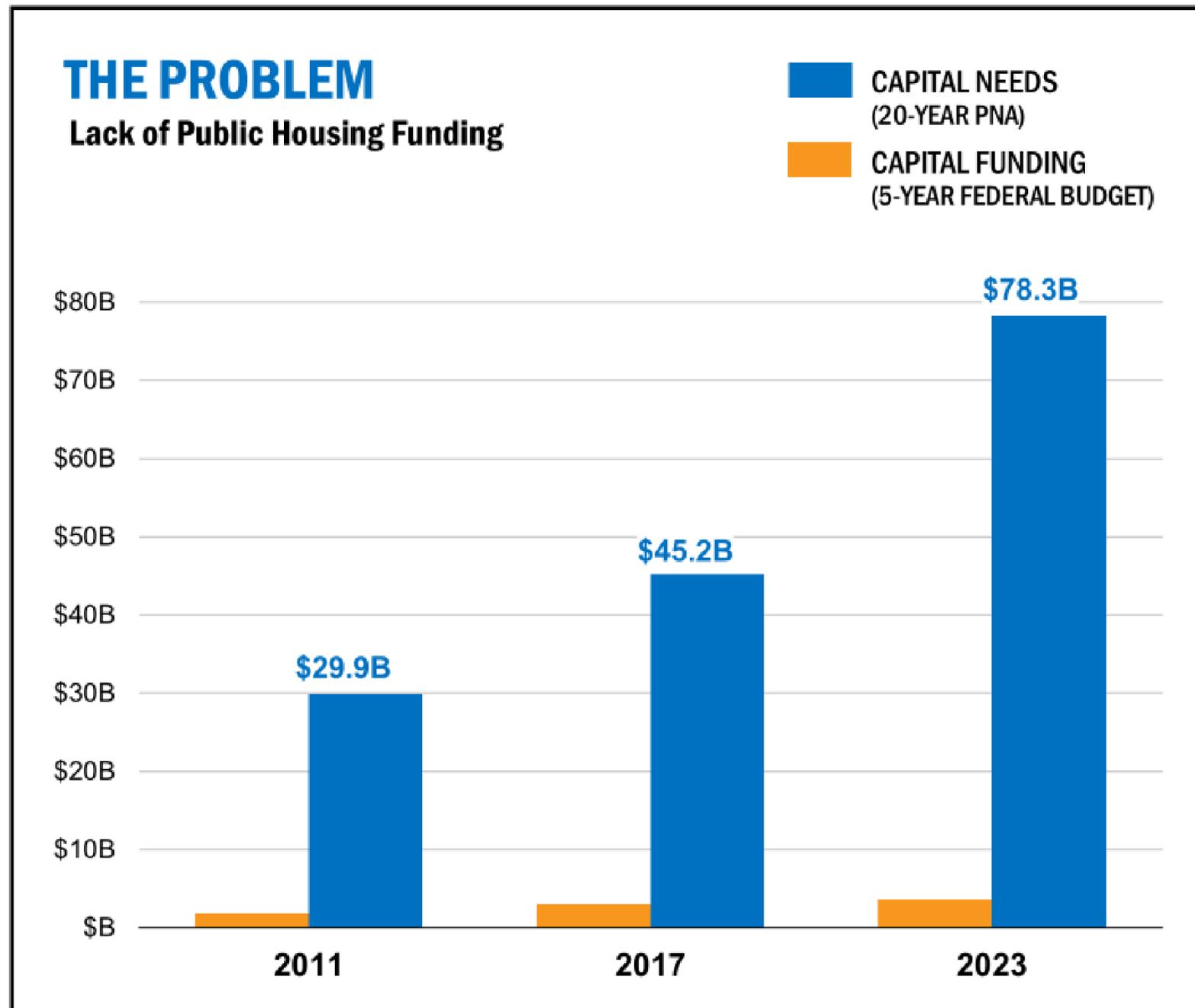
- 01 — Overview: What is PACT?
- 02 — August Meeting Recap
- 03 — Apartment Interiors
- 04 — Common Areas, Lobbies, and Corridors
- 05 — Landscape Design
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- 07 — Preparing for Construction
- 08 — Questions and Answers



Overview: What is PACT?

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, 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 based on resident input.

COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

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

Your development 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.



Baychester



Ocean Bay (Bayside)

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**.

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 our PACT Website: on.nyc.gov/nycha-pact



AUGUST MEETING RECAP

The PACT Lease Overview

The PACT conversion **requires** all residents of Campos Plaza II to **sign a new PACT Section 8 Lease agreement.**

Why do I need to sign a new lease?

Once Campos Plaza II converts to PACT, the current Section 9 public housing leases will expire and be considered no longer valid. Every resident must have a valid Section 8 PACT lease to continue to secure their housing and receive subsidy for repairs and operations at Campos Plaza II.

What is a lease agreement?

A lease agreement is a binding contract between a landlord (Campos Plaza II PACT Partner) and a resident for a specified period of time.

Why is it important to sign a lease?

A lease agreement outlines the responsibilities of both the landlord and the resident to one another. Signing the lease protects your rights as a resident.

The PACT Lease Overview

- All residents will need to sign a PACT lease.
- The PACT lease was developed by NYCHA with the input of residents, advocates, and other stakeholders and has been independently reviewed by Legal Aid Society.
- The PACT lease ensures your rent will remain affordable and that authorized relatives will have succession rights to the apartment.
- Your portion of the rent payment will be filed on your lease based on your latest annual certification.
 - Your tenant-paid portion of rent will be 30% of adjusted gross household income.
- The PACT lease renews automatically. Residents will continue to submit an annual recertification but will not be asked to sign another PACT lease.

The PACT Lease Overview

- Lease signing appointment notices, along with a list of required documents, will be delivered prior to your lease signing.
- Required documents include government-issued photo for the tenant of record and any co-lessee
- These notices will be going out next week, and appointments will follow shortly after.
- Please contact us directly with any questions or issues with your lease signing appointment:
- We look forward to seeing you!

The PACT Lease Overview

- Legal Aid Society provides a dedicated hotline for future PACT residents as a layer of support as you prepare to sign new leases and convert to Section 8.
- The team at Legal Aid Society can help answer any questions or concerns you have about the lease agreement **free of charge!**
- Legal Aid Society does not work for NYCHA or for the PACT Partner. They are an independent resource of legal experts with detailed knowledge of the PACT Program and residents' rights. They are here to support you!

**Legal Aid Society PACT Hotline:
(212) 298-3450**

APARTMENT INTERIORS



Resident Selected Apartment Finishes

In April, the model apartment opened to residents. Over 100 residents voted on the cabinet, countertops, and flooring selections.



Selected kitchen finishes:

- Dark cabinets with light grey countertops



Selected bathroom finishes:

- Hazelnut cabinets with light flooring

Resident Selected Apartment Finishes

Apartment upgrades will also include the following:

- New stainlesssteel appliances
- New heating/cooling systems with-unit temperature control
- New custom windows and blinds
- New LED overhead lighting
- New ventilation systems in bathrooms
- New paint throughout the apartment
- New apartment entry doors with doorbells
- New electrical panels and outlets
- New waste line plumbing and pipe repair
- Remediation of any environmental hazards (mold or asbestos)



COMMON AREAS, LOBBIES, AND CORRIDORS

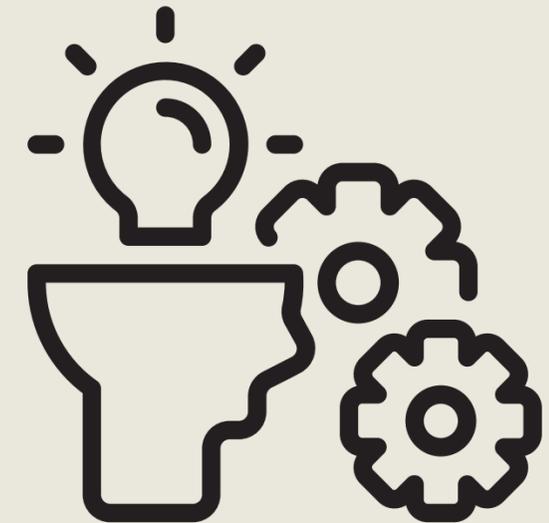
Hallway Redesign

A Comprehensive Design Process

We have been working on improving your hallway experience through an extensive redesign process after receiving resident feedback that the current cinderblock felt “institutional” and “cold.”

Timeline & Process:

- ✓ Initial resident feedback collection
- ✓ Leadership review and redirect
- ✓ Consultation with industry experts and onsite colleagues
- ✓ Final design and constructability analysis





The Solution

The original cement brick walls will be enclosed with sheetrock to create a clean, modern aesthetic.

Why This Approach:

Clean Aesthetic:

Smooth, uniform surfaces throughout all corridors.

Easy Maintenance:

Of all possible solutions, sheetrock is the most durable.

Improved Lighting Reflection:

Smoother surfaces reflect light better, making hallways brighter.



Renovated Hallway
(Conceptual Rendering)

Honoring Your Input:

The paint colors selected by the resident body in May 2025 will be the final colors used throughout all corridors.

ACTIVE STAIRWELL DESIGN

For easy wayfinding and safety, the staircases will be repaired and painted.
The lighting will also be replaced for increased visibility.



612 East 14th Street Staircase



641-643 East 13th Street Staircase

INTERIOR LOBBY DESIGNS

612 East 14th Street Lobby Redesign



641-643 13th Street Lobby Redesign



INTERIOR LOBBY DESIGNS

Lobby renovation will also include:

- Expanding and connecting interior lobbies for improved natural light, security, and resident circulation and access to new amenity rooms
- New security office
- New USPS mailboxes
- New, secure package lockers
- Dedicated recycling rooms
- Resident message boards
- New flooring and storefront windows

INTERIOR LOBBY DESIGNS



Expanded and integrated building lobbies (conceptual rendering)

The lobbies of 641 and 643 will be connected internally to allow access to the shared resident amenities.

Additionally, the lobby of 643 East 13th Street will be the home of a new Security Office.

EXTERIOR LOBBY DESIGNS

The building lobbies will be expanded to allow for more natural light, improved resident circulation, improved security, and a more modern aesthetic.



Expanded lobbies (conceptual rendering)

EXTERIOR LOBBY DESIGNS

The lobby of 612 East 14th Street will also be expanded and the flood barriers will be incorporated into the exterior landscaping. Clear, modern address wayfinding will be added.



New ground floor building entrance (conceptual rendering)

An unused existing storage area will be transformed into a new Center for Active Living, programmed by your new social service provider: Henry Street Settlement.



Center for Active Living (conceptual rendering)

HENRY STREET SETTLEMENT

“CENTER FOR ACTIVE LIVING”

The Center for Active Living will be a new multi-purpose space, including a new warming kitchen allowing for regular food service, and will allow for a variety of programming for residents, including adults and seniors.

Your social service provider, Henry Street Settlement, will program and maintain the space alongside the PACT Partner team.



Center for Active Living

(Conceptual rendering)

RESIDENT AMENITIES: LAUNDRY

New laundry rooms will be built on the ground floor of both 641-643 East 13th Street and 612 East 14th Street. The laundry rooms will be for Campos Plaza II residents only.



641-643 East 13th Street Laundry Room

(Conceptual rendering)



612 East 14th Street Laundry Room

(Conceptual rendering)

RESIDENT AMENITIES: EXERCISE ROOM



A new exercise room will be built on the ground floor of 641-643 East 13th Street.

This room will only be available to Campos Plaza II residents.

New exercise room (conceptual rendering)

14TH STREET

LANDSCAPE DESIGN

13TH STREET



LANDSCAPE SITE PLAN



13TH ST MURAL COLORWAY AERIAL VIEW



13TH ST MURAL STREETWAY PERSPECTIVE VIEW



14TH STREET ACTIVE PLAY AND SEATING AREA

SITE PLAN

LEGEND

- A** PLAY STRUCTURE AREA
- B** SENSORY PLAY AREA
- C** GAME TABLES
- D** SHADED SEATING
- E** GROUND MURAL
- F** NEW ENTRANCE GATE
- G** NEW PLANTING
- H** IMPROVED EXISTING PLANTING
- I** IMPROVED 13TH ST CONNECTION
- J** C.I.P CONCRETE PAVEMENT
- K** UNIT PAVERS
- L** SAFETY SURFACE
- M** EXISTING PLANTING TO REMAIN
- LIGHT POLES



14TH STREET ACTIVE PLAY AND SEATING AREA



The 14th street corridor will be transformed into an active plaza with multi-generational programmed spaces.

↑
Play equipment with soft-safe flooring.

Residential access gate on 14th Street to decrease street access for non-residents.



14TH STREET ACTIVE PLAY AND SEATING AREA

Existing and new trees for shaded seating and play

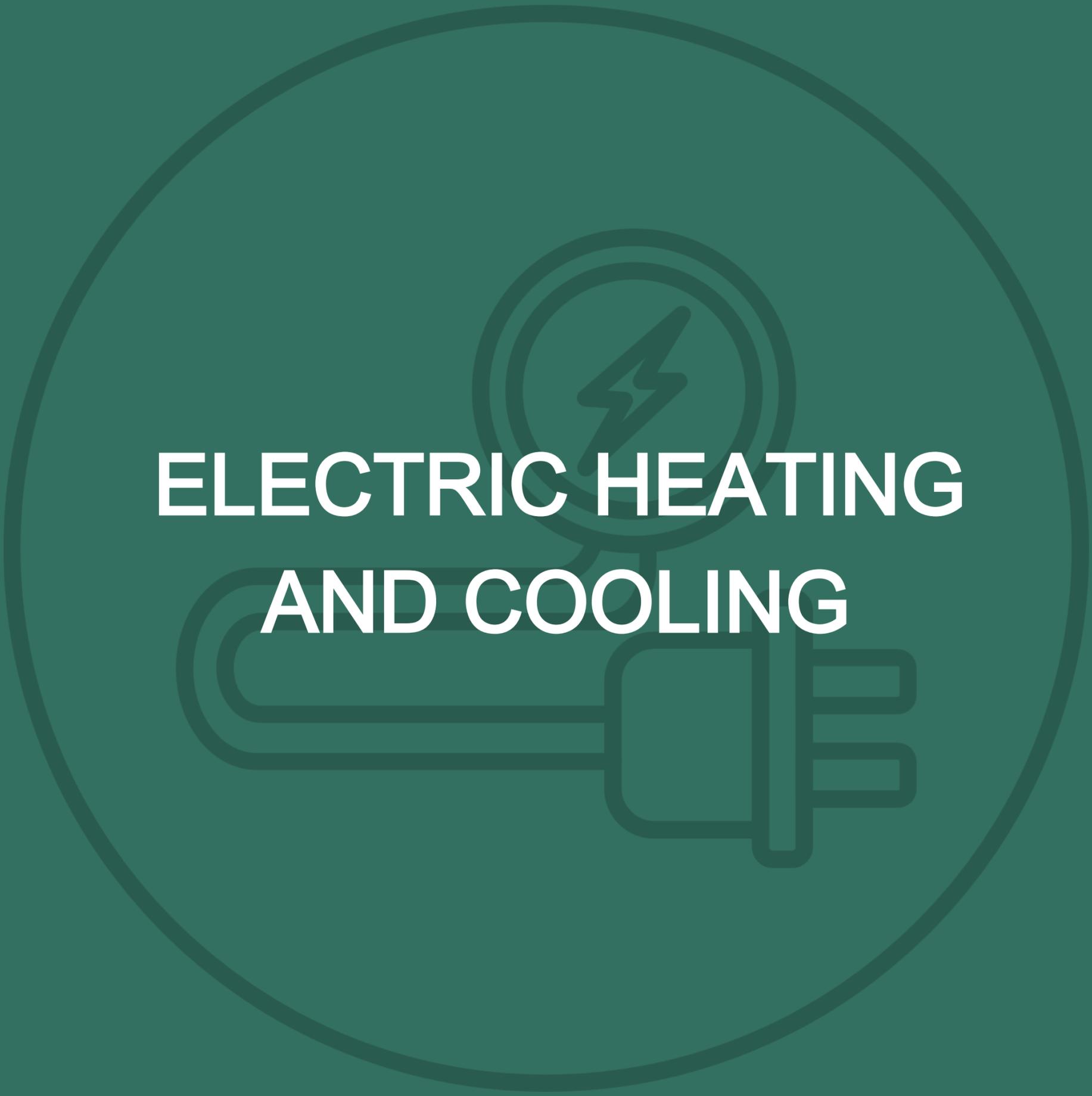
New site lighting

New ADA compliant pathways

Communal seating

New landscaping and hedges





ELECTRIC HEATING AND COOLING

ELECTRIFIED HEATING AND COOLING: YOUR NEW MIDEA WINDOW HEAT PUMP SYSTEM



Example image

EFFICIENT

COMFORTABLE

SUSTAINABLE

WHY ELECTRIFICATION?

SYSTEM CHALLENGES

OUTDATED AC SLEEVES

The existing AC sleeves leak air and allow drafts during harsh weather, making apartments uncomfortable and inefficient. Current AC sleeves are either not used at all or are improperly sized and sealed.

INCONSISTENT RADIATOR HEAT

The radiators provide uneven heating with no individual temperature control inside apartments, leading to overheated or underheated apartments.

OUR SOLUTION

Remove and seal the AC sleeves. This will eliminate leaks from this area and create more effective weatherproofing.

Remove and seal old radiators. This will eliminate leaks from this area and decrease potential rodent activity.

Install modern Midea Heat Pumps for heating and cooling. This new system will allow for individual control and consistent temperature settings in the apartments

WHAT IS A HEAT PUMP?



Midea heat pump at Woodside Houses

A heat pump is an energy-efficient system that can both heat and cool your home by transferring heat rather than generating it.

Instead of burning fuel to create heat, heat pumps move existing heat from one place to another - even extracting heat from cold outdoor air in winter and moving it inside your home.

During the warmer months, the system will provide better quality and quieter cooling than traditional ACs.

COMMON QUESTIONS



Exterior View of the Midea units at Woodside Houses

Will it heat effectively in the winter?

Yes, modern heat pumps work even in very cold climates. Residents should avoid frequent temperature adjustments. The unit works most efficiently at consistent settings.

Are these heat pumps loud?

No, Midea heat pumps are designed for quiet operation.

How long do they last?

With proper maintenance, the unit will last 10 years of reliable service. A reserve has been included in the budget for regular replacement as needed.

What happens during a power outage?

The system will restart automatically when power is restored.

BENEFITS OF YOUR MIDEA WINDOW HEAT PUMP

<p>ENERGY EFFICIENT Up to 3X more efficient than traditional heating systems.</p>	<p>YEAR-ROUND COMFORT One system provides both heating and cooling, maintaining consistent comfort in all seasons.</p>	<p>ENVIRONMENTALLY FRIENDLY Produces fewer carbon emissions compared to fossil fuel heating systems.</p>
<p>QUIET OPERATION Midea heat pumps are designed for whisper-quiet operation.</p>	<p>SMART CONTROLS The heat pumps will have a digital display allowing for easy temperature setting for all ages.</p>	<p>CONSISTENT TEMPERATURE Advanced inverter technology maintains steady temperatures without hot or cold spots in the home.</p>

REAL FEEDBACK FROM REAL PEOPLE



Woodside Houses Resident poses next to the Midea Heat Pump

"The window units were much better than the steam heat because you have individual controls in each room."

Hector Rivera, Woodside Houses Resident

They're definitely a lot better than the old ones, with the old ones, you really can't control it and sometimes there's no heat on really cold days...

Teng Cheng, Woodside Houses Resident

"When I want to lower it, I can lower it. There's a button you can press so the cats cannot mess with it."

Roseline Vieira, Woodside Houses Resident

IMPORTANT CHANGES TO YOUR ELECTRIC BILL

TODAY, RESIDENTS PAY FOR THEIR OWN ELECTRICITY

Window heat pumps run on electricity, and you currently pay your own electric bills.

NO MORE ELECTRIC BILLS

Once the window heat pumps are successfully installed, you will no longer receive or be responsible for paying electric bills.

NO MORE UTILITY ALLOWANCE FOR RENT

After the heat pumps are successfully installed, your rent will continue to be calculated the same as it is today: **30% of adjusted gross household income**

Because you will no longer pay for electricity, you will also no longer have a utility allowance deducted from your rent.

COME SEE IT IN PERSON!

A Midea Window Heat Pump has been installed in the model unit!
Be sure to see it during your lease signing appointment.



PREPARING FOR CONSTRUCTION

PREPARING FOR CONSTRUCTION

- Construction is anticipated to begin in early 2026.
 - The majority of construction work will take place in phases while residents remain in their homes.
 - We will have individual planning consultations with every household to prepare them for construction, as well as regular all-resident meetings throughout the construction process to keep you updated on progress.
 - Now is a great time to sort through closets, drawers, and storage areas and begin letting go of items you no longer need. A little early decluttering now will make things easier once construction begins.
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CONTACTING THE PACT TEAM

We're truly excited to begin this next chapter of improvements at Campos Plaza II.

These upgrades will make your home more comfortable, safe, energy efficient,
and enjoyable for years to come.

Please reach out to us directly with any questions!

Campos Plaza II PACT Partners

Email: info@camposplaza2pact.com

Website: CamposPlaza2Pact.com

Phone: 646-561-0021

NYCHA

PACT Hotline: 212306-4036

Email: PACT@nycha.nyc.gov

Website: bit.ly/NYCHAPACT

For existing maintenance issues contact NYCHA's
Customer Contact Center (CCC) at 7187-7771