

**CAMPOS  
PLAZA II**  
PACT PARTNERS

# NOVEMBER 2025 RESIDENT MEETING

SECURITY, LIGHTING, & LOCAL HIRING

Campos Plaza II PACT Team

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# AGENDA

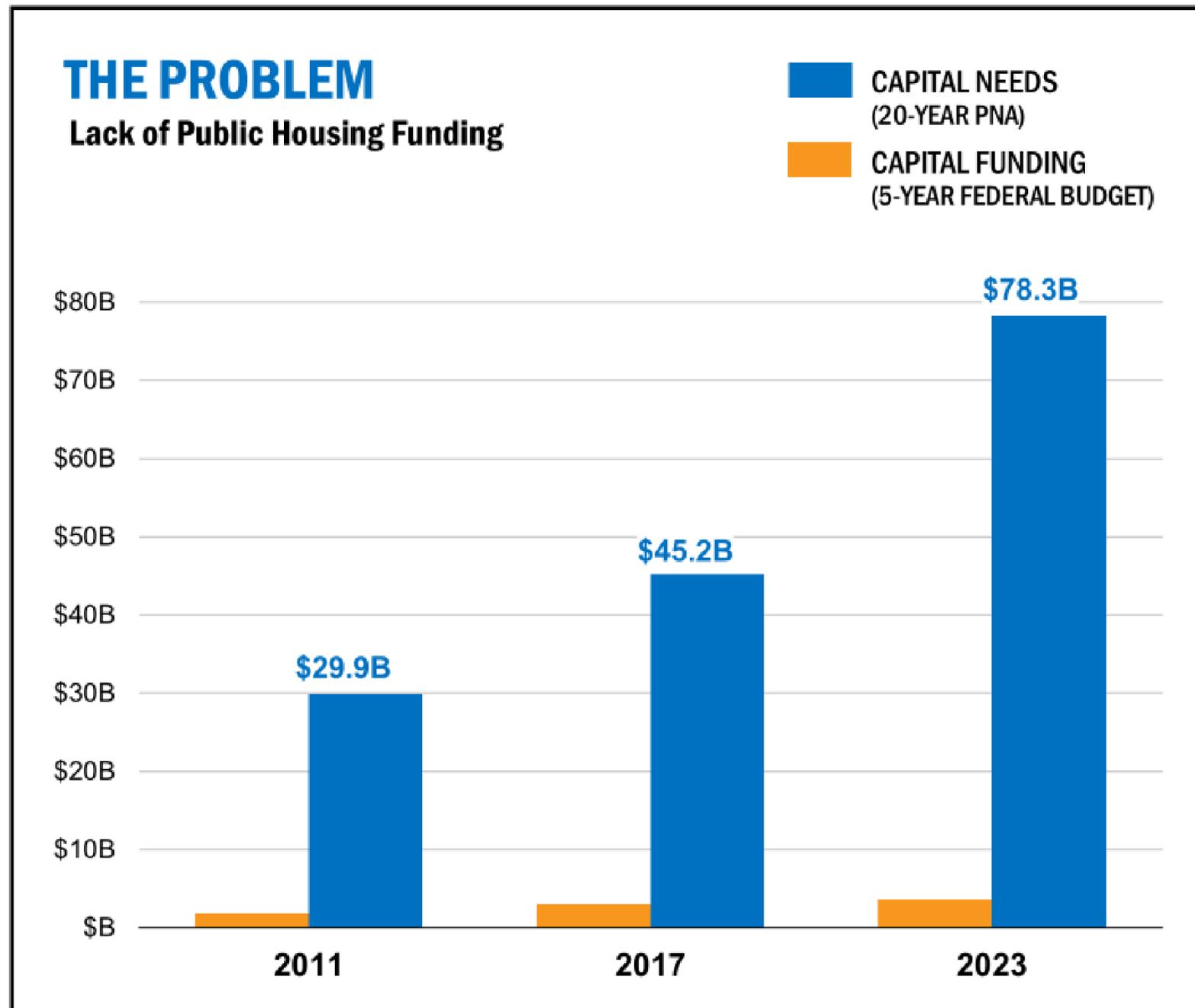


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**WHAT IS PACT?**

# 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](https://on.nyc.gov/nycha-pact)



# OCTOBER MEETING REVIEW

# October Meeting Review

In Winter of 2026 construction will begin at Campos Plaza II. This transformative scope will touch every part of Campos Plaza II. The comprehensive scope of work includes:

Apartment Renovations

Lobby Package Lockers

Hallway and Corridor Transformation

Landscape and Planting

Recycling and Waste Management

Upgrades to the Community Center

Expanded lobbies with resident amenities

Electric heating and cooling

New Senior Center

New plumbing and electric

Laundry Rooms

Modernized elevators and building systems



612 Entrance Redesign



Laundry Room



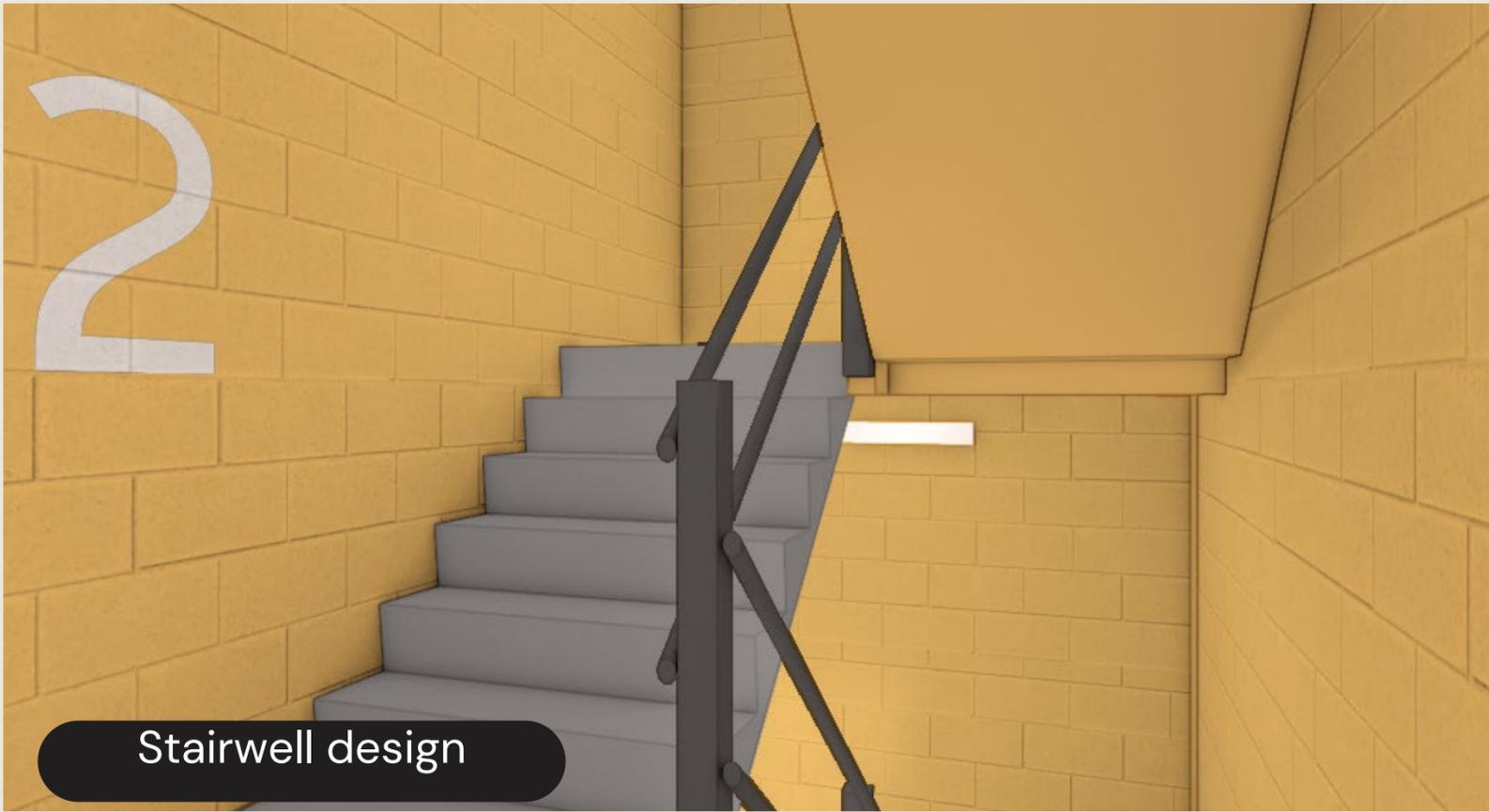
Corridor renovation



Resident selected kitchen renovation package



East 13th mural design



Stairwell design



New Henry Street Settlement Center



14th Street Landscape



Resident Exercise Room



612 Lobby Renovation



# PROJECT UPDATES

# Project Update - Lease Signings

Lease signings are underway at Campos Plaza II. To date, we have signed approximately 110 PACT Section 8 leases. Thank you to everyone who has signed. Reminders:

## Timeline & Process:

- ✔ Lease signings are being held the model unit, 641 East 13th St. Apt, 405
- ✔ Only the **Head of Household is required to attend** . The HOH must bring a valid form of ID for other household members who cannot attend the appointment.
- ✔ Valid forms of Government Issued Photo ID are:
  - State-issued driver's license or identity card
  - Social Security card
  - United States passport
- ✔ Walk in hours are Monday-Friday 9am to 11am
- ✔ Have questions? Our social service provider is available Tuesday-Thursday 9am to 4pm.

# Project Update - Social Services

We are very excited to share that we have welcomed **Yaya Escalera** from **Henry Street Settlement** as the Program Coordinator for Campos Plaza II!

Yaya will be onsite to support residents throughout this transition period, even before the new senior center opens. She will be available to:

- Assist residents with gathering any documents needed for lease signings
- Provide support for rental arrears
- Connect residents to nearby programs and resources
- Conduct home visits when needed.

Be on the look out for Henry Street event fliers in all lobbies!



Yaya Escalera: Phone (646) 951-0965 | Tuesday-Thursday 9AM to 4PM



# SITE SECURITY AND LIGHTING

# SECURING CAMPOS PLAZA II

Guided by resident input, we have developed a comprehensive security plan that responds to the concerns shared.

**Security tour commanders** will perform vertical patrols of the buildings throughout their shifts, providing consistent oversight and support. Additionally, a **secure gate** will be installed along 14th Street and lastly, an **expansive camera network** will be installed and will significantly enhance safety and visibility across the entire campus.



# SECURING CAMPOS PLAZA II

The new **Security Office at Campos Plaza II** will be **centrally located** within the newly connected lobbies at 641 and 643, creating a visible and accessible hub for safety across the development.

Designed with glass on all four sides, the office provides full 360-degree visibility into both lobbies as well as the 13th street easement, ensuring staff can monitor activity in real time. Inside, the space will be full equipped with live and recorded camera feeds from throughout the site, **allowing for rapid response**, **incident review**, and **overall stronger security presence.**



# SECURING CAMPOS PLAZA II - Leveraging Experience

The Security Team will be led by a **retired NYPD officer** who brings decades of professional training, de-escalation experience, and community-focused policing knowledge to the development.



Additionally, the full Security team will **leveraging a strong working relationship** with **the local precinct**.

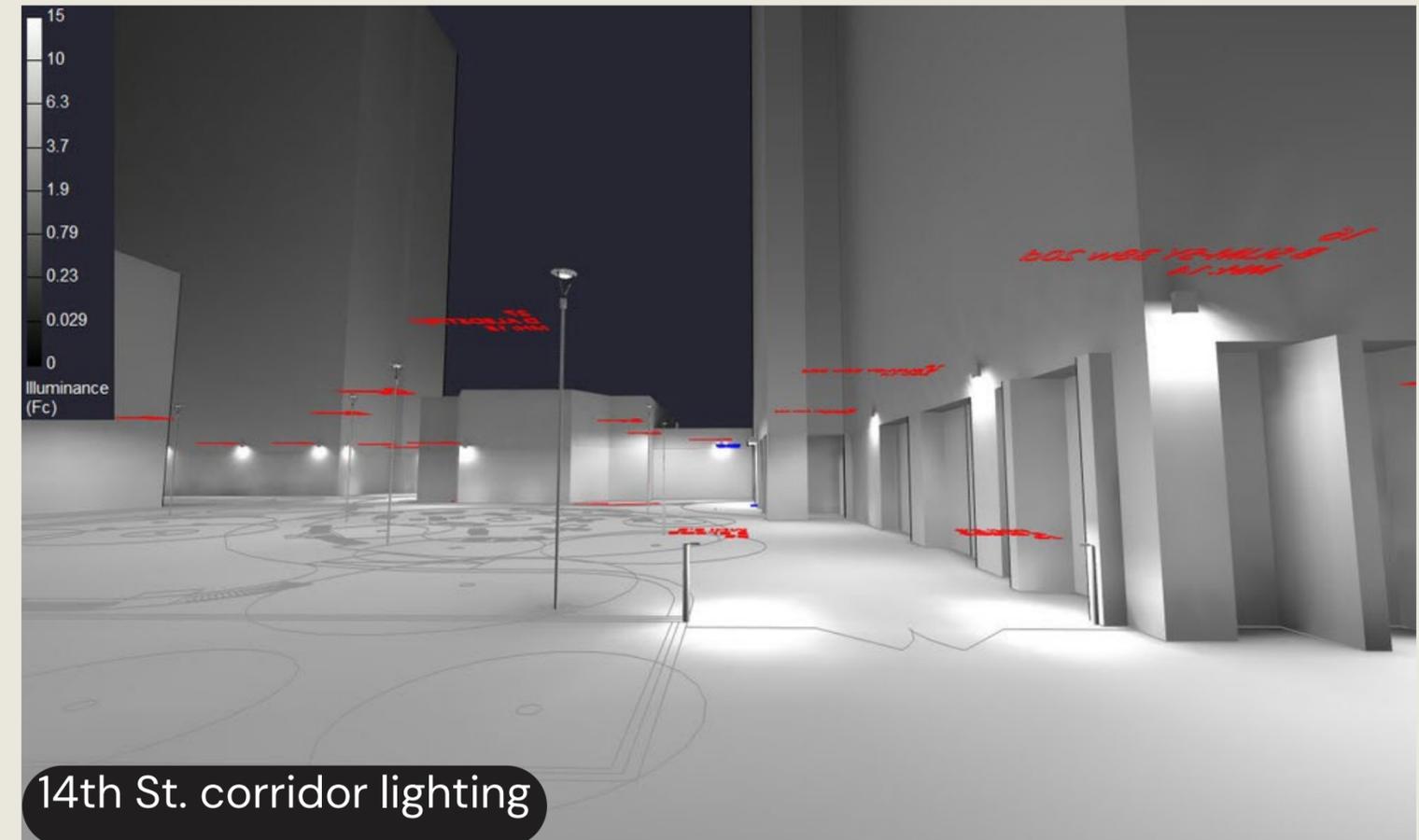
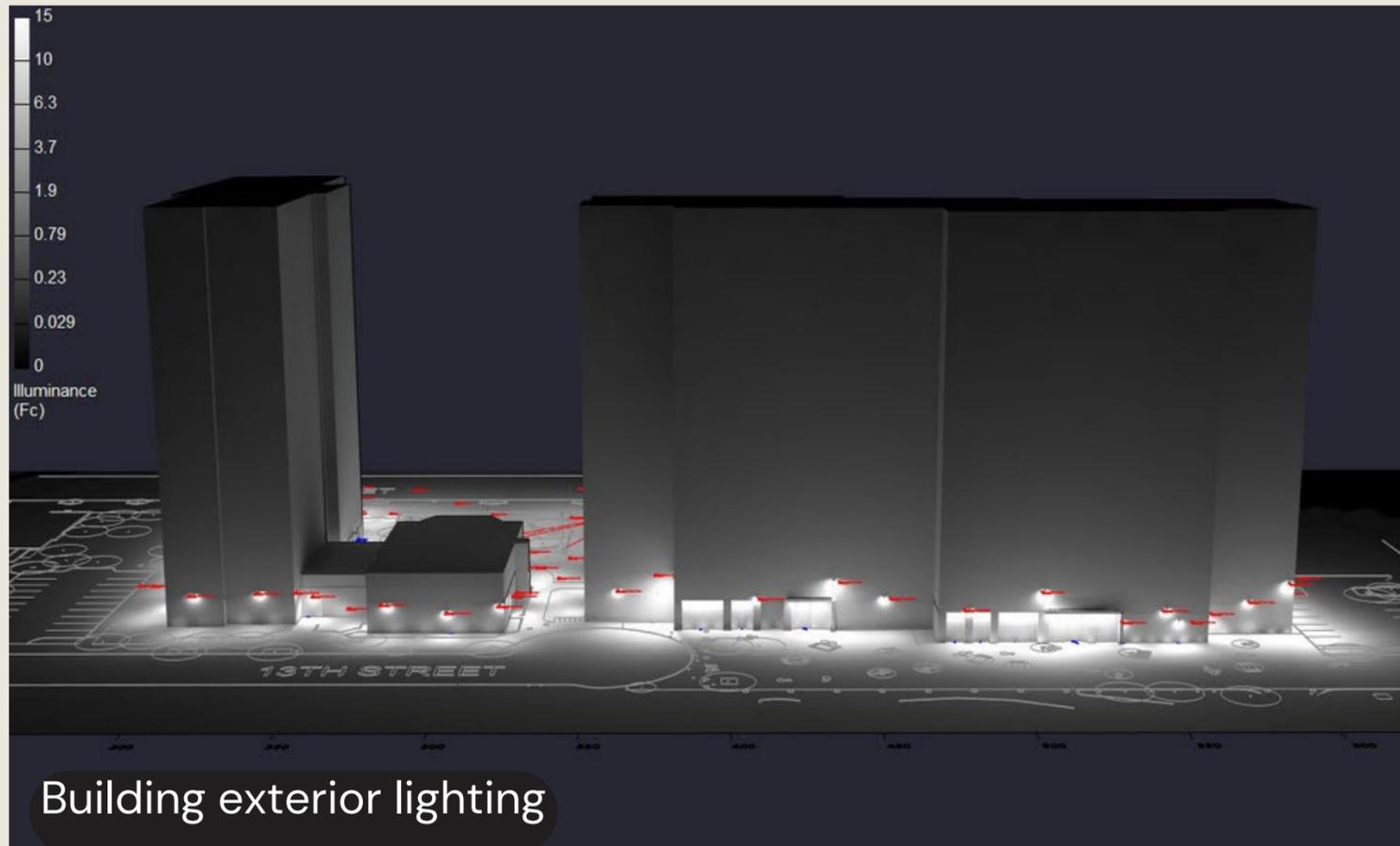
The team will **maintain clear communication channels** with the precinct to share relevant updates, coordinate around emerging issues, and ensure a swift response when needed.

Together, the team and local police officers form a unified safety network that blends daily presence with broader law-enforcement to support a **safer, more connected Campos community**.

# LIGHTING PLAN

We are enhancing the site's exterior lighting to create a space that feels both safe and welcoming!

The new lighting design will replace outdated fixtures and add additional illumination throughout pathways, courtyards, and building entrances. These upgrades are carefully balanced to brighten key areas for safety while maintaining a warm, inviting atmosphere that residents can enjoy day or night.





# SECTION 3- LOCAL HIRING

# **HIRING PLAN Section 3 & Local Hiring Commitment**

## **What is Section 3?**

Section 3 is a Federal program to facilitate training and employment opportunities for low and very low -income individuals.

**The PACT Team is committed to successfully executing the Section 3 program at Camps Plaza II.**

## **Permanent Positions - Property Management Roles**

We are committed to hire Section 3 residents as part of our property management team.

Expected hiring timeline: Spring 20 26

## **Full -Time/Part -time Positions - Construction Jobs**

We are committed to hire Section 3 residents across various trades and offer free OSHA 40 construction safety trainings for potential applicants.

Expected hiring timeline: Spring 20 26

# HIRING PLAN Property Management Roles

## PROPERTY MANAGEMENT

- On-site resident recruitment events for upcoming jobs will be conducted in partnership with REES
- The PACT team will source and train candidates
- Retention- focused programming
- Focus on career path creation through professional development

## EXPECTED POSITIONS:

- Superintendent (32BJ, Permanent, On-site Staff)
- Handyman (32BJ, Permanent, On-site Staff)
- Building Porter (32BJ, Permanent, On-site Staff)



# HIRING PLAN Construction Jobs

## SECTION 3 HIRING REQUIREMENTS

- Authorized Campos Plaza II resident (Must be on the lease)
- Updated Resume
- Valid 40 HR. OSHA Certification
  - Free OSHA training class will be offered to interested NYCHA residents
- Must be at least 18 years of age
- Valid ID card
- 3-6 months of construction related experience



# HIRING PLAN Construction Jobs

## EXPECTED CONSTRUCTION TRADE ROLES:

- General Labor
- Plumbing
- Roofing
- Masonry
- Painting
- Electrical
- Flooring
- Window Installation
- Landscaping
- Carpentry



# Question & Answer

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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](mailto:info@camposplaza2pact.com)

Website: [CamposPlaza2Pact.com](http://CamposPlaza2Pact.com)

Phone: 646-561-0021

## NYCHA

PACT Hotline: 212306-4036

Email: [PACT@nycha.nyc.gov](mailto:PACT@nycha.nyc.gov)

Website: [bit.ly/NYCHAPACT](http://bit.ly/NYCHAPACT)

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