

HOWARD HOUSES

RESIDENT MEETING #2

NOVEMBER 5, 2025

MARVEL



AGENDA

1. **INTRODUCTION**

Team and Project

2. **WHAT IS PACT?**

History, Importance, How it works

3. **COMMUNITY WORKSHOP 1**

Format and What We Heard

4. **EXISTING CONDITIONS**

Observations and Takeaways

5. **RECOMMENDATIONS**

Based on existing conditions,
community input and NYCHA Pact
Program

MARVEL IS AN INTER-DISCIPLINARY PRACTICE



ARCHITECTURE
STONEWALL HOUSE SENIOR RESIDENCES



URBAN DESIGN AND PLANNING
ROCKAWAY VILLAGE



INTERIOR DESIGN
JEROME COURT



LANDSCAPE ARCHITECTURE
BRONX POINT



COMMUNITY ENGAGEMENT
POLO GROUNDS PNEUMATIC WASTE

1. INTRODUCTION

HOWARD HOUSES



HOWARD HOUSES - CONTEXT PLAN

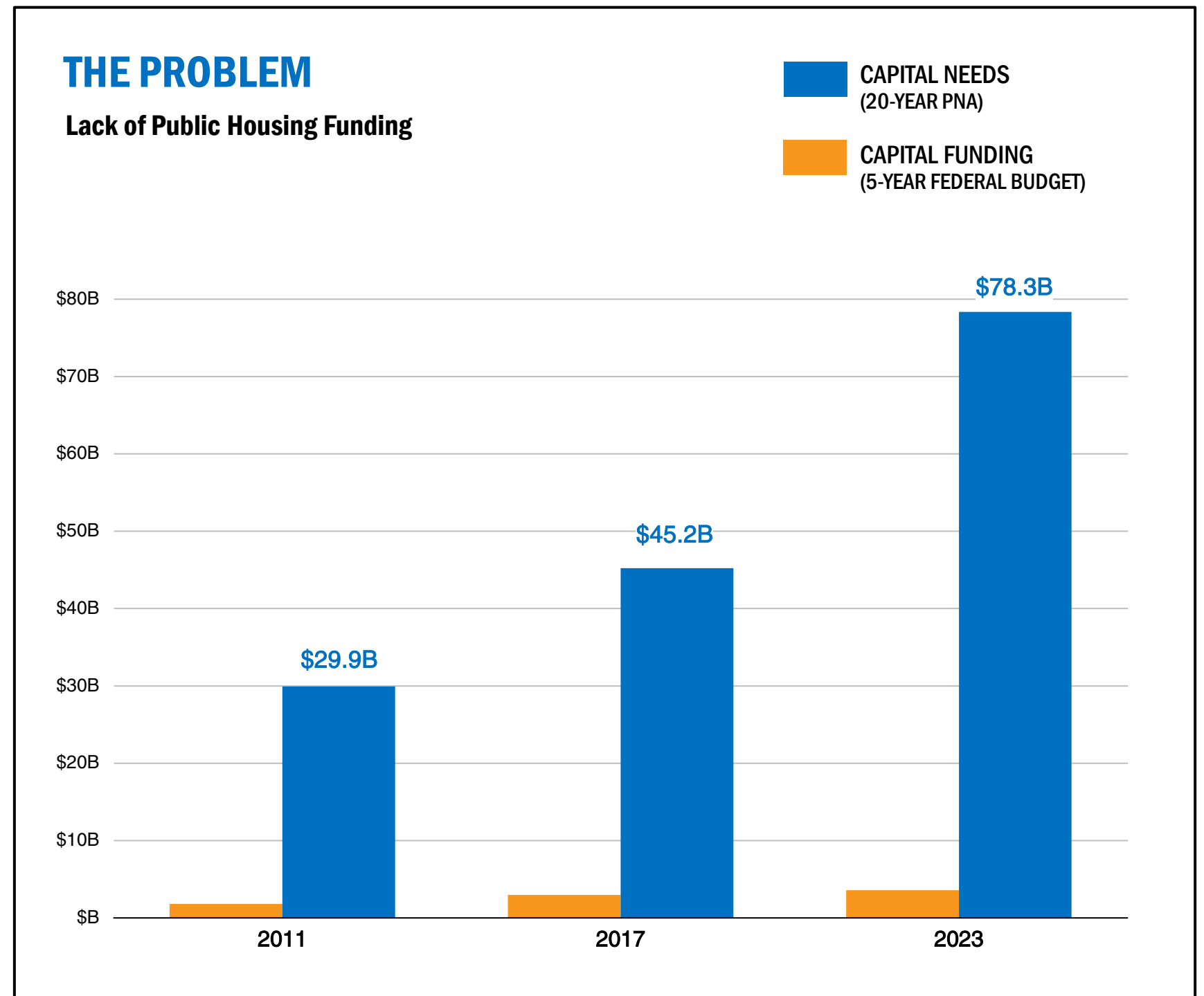


An aerial photograph of a city, likely New York City, showing a mix of brick and modern buildings. A large, semi-transparent blue rectangle is centered over the image, containing the text '2. WHAT IS PACT?'. The background shows a dense urban landscape with various building heights and styles, including a prominent tall brick building on the left and a large brick building on the right. The foreground features a street with cars and a park area with bare trees.

2. WHAT IS PACT?

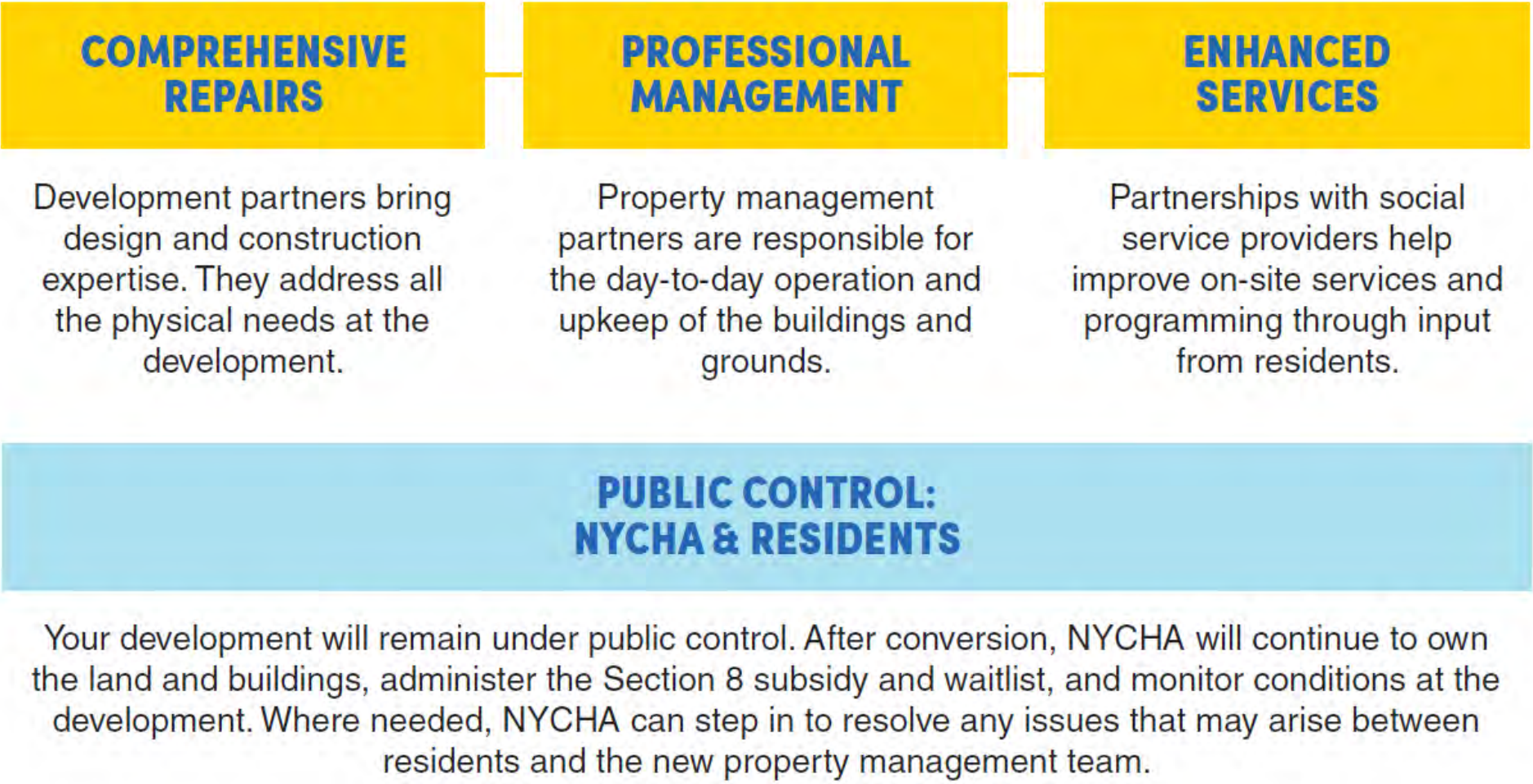
WHAT IS PACT?

- 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.



Independence



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.

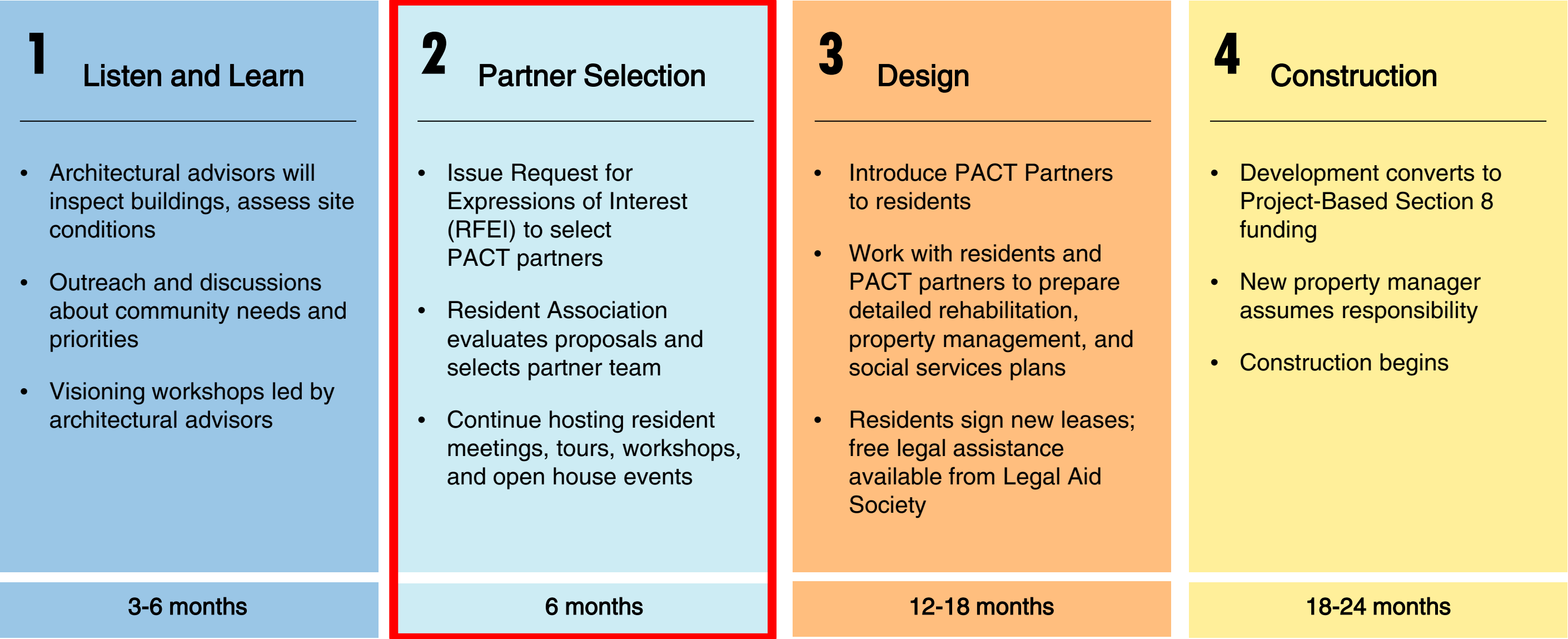
JOB CREATION

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



PACT COMMUNITY PLANNING & ENGAGEMENT PROCESS



WE ARE HERE

NEXT STEPS

Capital Needs Assessment

Visioning and Resident Priorities

Release Request for Expressions of Interest (RFEI)

The Resident Review Committee reviews proposals and selects PACT partner team

PACT Partner begins 12- to 18-month pre-development process

What to Expect

- Interested teams will submit proposals responding to the RFEI released in September
- NYCHA will continue to host meetings and communicate with about PACT
- NYCHA and the Resident Association will begin to review proposals

Timing : Spring 2026

3. COMMUNITY WORKSHOP DEBRIEF

MARCH COMMUNITY WORKSHOP

DATE: March 20th, 2025

VENUE: P.S. 298 Dr. Betty Shabazz

LANGUAGES OFFERED: English, Spanish, & Haitian Creole

GOAL: Listening and identifying resident priorities for the development

FORMAT: Presentation to residents about PACT process, and initial observations of the development. Small group discussion around existing conditions and prioritizing potential future investments.

KEY TOPICS:

- Sites & Grounds
- Building Systems
- Common Areas
- Residential Units



MARCH COMMUNITY WORKSHOP ACTIVITIES

ACTIVITY 1 : WHAT DO YOU LIKE AND DISLIKE ABOUT THE DEVELOPMENT?

USE DOTS AND POST-ITS TO DISCUSS AND LOCATE IT ON THE PLAN

The site plan shows the Howard Houses development, including buildings, a pool, playgrounds, and surrounding streets. A legend identifies symbols for buildings, daycare, maintenance, entrances, and playgrounds. Green dots and a red dot are placed on the plan, along with a yellow square. The plan is titled 'ACTIVITY 1 : WHAT DO YOU LIKE AND DISLIKE ABOUT THE DEVELOPMENT?' and includes the instruction 'USE DOTS AND POST-ITS TO DISCUSS AND LOCATE IT ON THE PLAN'.

LEGEND

- BUILDINGS
- DAYCARE
- MAINTENANCE
- ENTRANCES
- PLAYGROUNDS

MARVEL

March 20, 2025 | 18

ACTIVITY #1

WHAT DO YOU LIKE AND DISLIKE ABOUT THE DEVELOPMENT?

Residents began the workshop by examining a site plan of Howard Houses. They placed green dots on locations they enjoy or use frequently, and red dots on areas they find difficult to use. This exercise helped residents reflect on how they personally move through and experience different parts of the development during a typical day.

ACTIVITY #1 | WHAT DO YOU LIKE AND DISLIKE ABOUT THE DEVELOPMENT?

① Open Spaces

Maintain green space by pruning trees and providing low landscaping. Provide open and accessible green spaces for tenant use.

② Dog Park

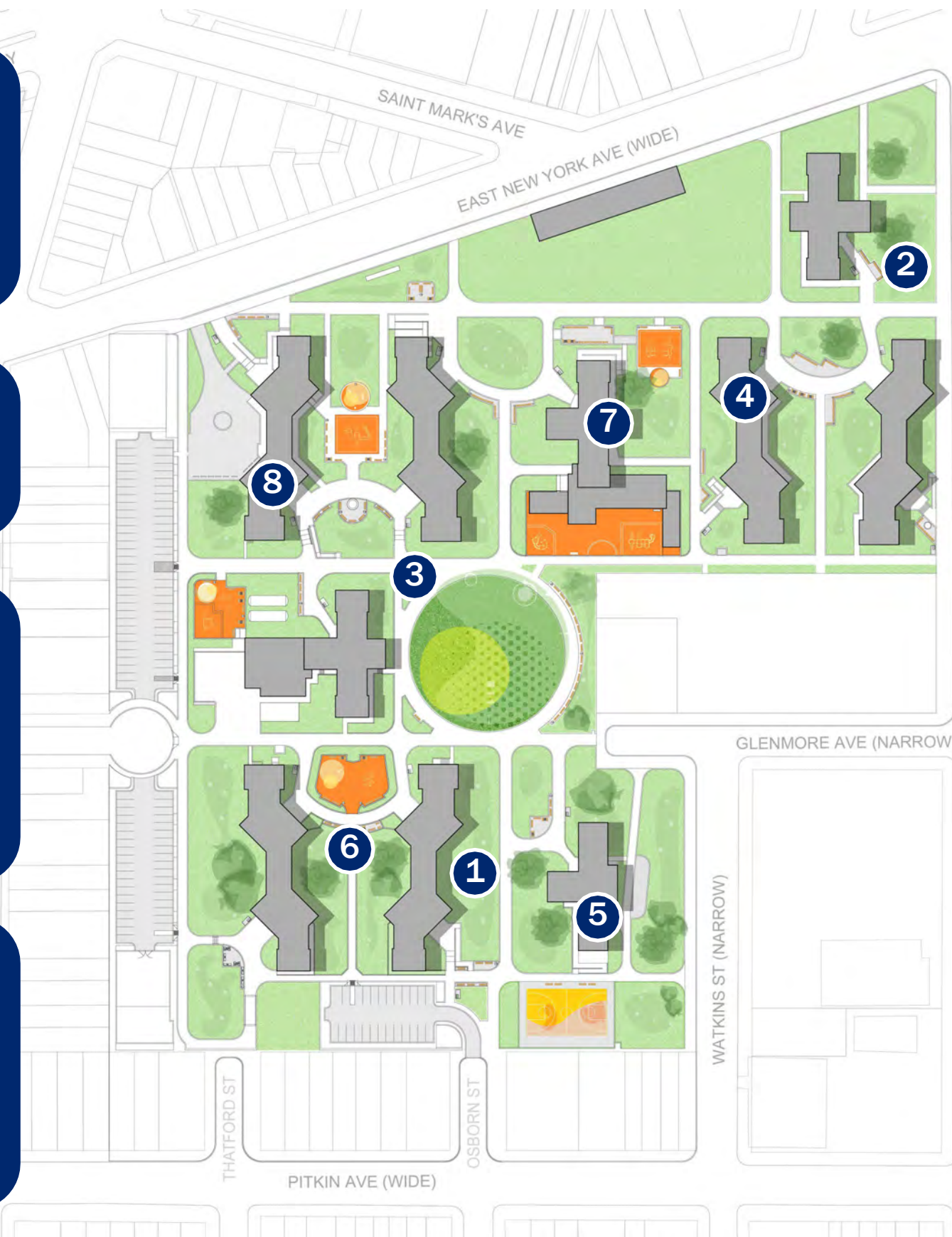
Provide an enclosed space dedicated to the use of pets to roam safely.

③ Walkways

Improve pedestrian safety and reduce conflicts by implementing methods to keep vehicles off pedestrian walkways.

④ Community Facilities

Provide resident amenity spaces for desired programs, such as community laundry rooms, senior center, interior gathering spaces and supportive spaces like a secure package room.



⑤ Community Center

Expand the community center to accommodate all ages within Howard Houses and provide resident priority.

⑥ Site Safety

Implement site safety by providing visibility and pathway lighting. Creating illuminated and direct circulation access to building entrances with monitored camera coverage.

⑦ Building Conditions

Existing building facades need attention, including lobbies and entrances.

⑧ Residential Apartments

Upgrade interior finishes and cabinetry to be durable, plumbing fixtures to be updated, and provide energy efficient appliances.

MARCH COMMUNITY WORKSHOP ACTIVITIES

ACTIVITY #2

WHAT WOULD YOU LIKE TO SEE IN THE OPEN SPACE?

Residents were provided with Sites & Grounds Postcards to identify current challenges of the development and suggest possible opportunities for the development. This engagement led to a reimagined use for open space within Howard Houses.

ACTIVITY 2: WHAT WOULD YOU LIKE TO SEE IN THE OPEN SPACES?

USE DOTS TO SELECT PROGRAM AND POST-ITS TO DISCUSS AND LOCATE IT ON THE PLAN

OPPORTUNITIES

CHALLENGES

ACTIVITY 2: SITES / GROUNDS

ACTIVITY 3: BUILDING / COMMON AREA

MARVEL

March 20, 2025 | 19

ACTIVITY #2 | WHAT WOULD YOU LIKE TO SEE IN THE OPEN SPACE?

Green dot tallies from Workshop #1 show which development concepts residents prioritized



01 OPEN SPACES

Resident Feedback:

- Low fences disrupt access to open areas
- There is no large, designated lawn area for gathering and events, such as Family Day
- Inaccessible open spaces prompts gathering on pedestrian pathways

Site Opportunities:

- Designated open areas that promote health and wellness
- Providing a BBQ area for Family Day encourages social interaction between residents



02 COMMUNITY GARDEN

Resident Feedback:

- The community garden is underused by residents
- Garden programs have low tenant participation
- There is no seating inside of the garden for senior use

Site Opportunities:

- Community Garden can promote age specific activities to increase resident participation
- Incorporating a farmers market can enhance community engagement with the garden



03 PEDESTRIAN SAFETY

Resident Feedback:

- Vehicular traffic is present on pedestrian paths
- Emergency vehicles do need access to buildings at times
- Unauthorized cars and bikes speed on pedestrian paths
- No dedicated bike lane at present

Site Opportunities:

- Implement public safety features
- Introduce presence of bollards or speed bumps to the edges of the site
- Integrate bike lanes throughout the site



04 PET FRIENDLY AREAS

Resident Feedback:

- Pets roam freely around the development and often causes disruption with other tenants
- Dog feces are left on sidewalks daily

Site Opportunities:

- Provide a designated area for pets to roam freely and safely
- Convert an existing underused playground into a dog park
- Place doggy bag stations around the development



05 SEATING

Resident Feedback:

- Existing metal seating is uncomfortable to use in extreme weather
- Metal seats are rusted
- Seating is not provided along the main circulation paths

Site Opportunities:

- Add additional benches adjacent building entries
- Restore existing benches to more comfortable materials
- Locate seating under shaded structure or trees
- Add tables for playing games



06 BIKE PARKING

Resident Feedback:

- Many residents use public transportation, such as bikes, on a daily basis
- The need for bike parking is in high demand
- Bikes are stored near waste areas, building entries, and building hallways

Site Opportunities:

- Provide designated and secure bike storage for residents to safely park
- Clear entries and hallways from items that are a safety hazard



ACTIVITY #2 | WHAT WOULD YOU LIKE TO SEE IN THE OPEN SPACE?

Green dot tallies from Workshop #1 show which development concepts resident prioritized



07 SITE LIGHTING

Resident Feedback:

- Development overall is dimly lit
- Minimal lighting provided at building entrances
- No permanent lighting provided on walkways or development site

Site Opportunities:

- Provide pathway lighting throughout the development
- Integrate site lighting to provide a level of visibility and safety
- Upgrade and add additional light fixtures to entrances that provide a welcoming entrance

LEAST IMPORTANT

MOST IMPORTANT



08 LANDSCAPE

Resident Feedback:

- Existing trees are overgrown
- There is no perennials, diverse, or low landscaping provided
- Open areas near trees are inaccessible
- Maintenance for proper landscape is lacking

Site Opportunities:

- Remove fences around trees that offer shade
- Beautify campus through murals and added landscaping
- Create a welcome approach for tenants using landscaping

LEAST IMPORTANT

MOST IMPORTANT



09 FITNESS EQUIPMENT

Resident Feedback:

- Maintenance of equipment is a concern
- Youth loitering the area is a concern
- Interior fitness area may be preferred for year round use

Site Opportunities:

- Promotes outside activity by residents
- Encourages youth/senior health and wellness
- Replace one of the underused playgrounds into an outdoor fitness area

LEAST IMPORTANT

MOST IMPORTANT

10 PLAYGROUNDS

Resident Feedback:

- All four playgrounds on site are underused
- Playgrounds only provide activities for young children
- Play areas are not protected from extreme weather
- Equipment does not vary from playground to playground

Site Opportunities:

- Redesign play areas to provide activities for a range of ages
- Incorporate shaded devices for comfort during the summer

LEAST IMPORTANT

MOST IMPORTANT

11 BASKETBALL COURT

Resident Feedback:

- Basketball court is in disrepair
- Residents use basketball courts located in Howard Park
- Court pavement is cracked, not smooth, and a safety hazard
- Basketball hoop equipment is missing

Site Opportunities:

- Restore court pavement and install new basketball hoops
- Redesign basketball court as a flex court for multi-use
- Provide seating around court for gatherings

LEAST IMPORTANT

MOST IMPORTANT

12 PARKING

Resident Feedback:

- Parking is underused by residents
- Many parking permits are held by adjacent neighbors
- Large area of the development is designated parking
- Parking lots invite loitering
- No designated pick-up area

Site Opportunities:

- Redesign the use of certain parking lots on the site for outdoor amenities
- Parking can be consolidated and allow for designated pickup/drop off zones only

LEAST IMPORTANT

MOST IMPORTANT

MARCH COMMUNITY WORKSHOP ACTIVITIES

ACTIVITY #3

WHAT WOULD YOU LIKE TO SEE IN THE BUILDINGS AND APARTMENTS?

Residents received Building & Common Areas Postcards to highlight existing problems and propose potential improvements within their apartment buildings. Residents directly communicated their lived experiences of housing conditions and generated suggestions that reflected the community's needs.

ACTIVITY 3: WHAT WOULD YOU LIKE TO SEE IN THE BUILDINGS AND UNITS?

USE DOTS TO SELECT PROGRAM AND POST-ITS TO DISCUSS AND LOCATE IT ON THE PLAN

OPPORTUNITIES

CHALLENGES

ACTIVITY 2 : SITES / GROUNDS

ACTIVITY 3 : BUILDING / COMMON AREA

MARVEL

March 20, 2025 | 20

ACTIVITY 3 | WHAT WOULD YOU LIKE TO SEE IN THE BUILDINGS AND APARTMENTS?

Green dot tallies from Workshop #1 show which development concepts resident prioritized



01 BUILDING SECURITY

Resident Feedback:

- Lobby, hallways, and stairs are inadequately lit
- Common lobby and hallways lack signage
- Main entrance doors are often broken and difficult to open
- Cameras are missing in common areas

Opportunities:

- Improved fire safety features (alarms, suppression)
- Comprehensive camera system covering all areas
- Reinforced fire doors and stairwell access
- Emergency power backup systems for security features

LEAST IMPORTANT

MOST IMPORTANT



02 MAILBOXES

Resident Feedback:

- Existing mailboxes are not in compliance with updated NC code
- Designated area for package room does not exist
- Packages are usually left on sidewalks due to lack of designated area

Opportunities:

- Provide a designated and secure area for package storage
- Upgrade all mailboxes to USPS standards

LEAST IMPORTANT

MOST IMPORTANT



03 HEATING/COOLING SYSTEMS

Resident Feedback:

- Heating and cooling systems in buildings are in disrepair and outdated
- No individual temperature controls provided
- Systems exert loud disturbing noise when in use

Opportunities:

- Improved insulation in walls and ceilings
- Energy-efficient windows with proper sealing
- Air filtration systems to improve indoor air quality
- Upgrade heating and cooling systems

LEAST IMPORTANT

MOST IMPORTANT

04 SENIOR CENTER

Resident Feedback:

- Currently, there are no senior specific areas to gather and share

Opportunities:

- Designated quiet areas for relaxation and calm activities
- Adaptive exercise equipment specifically designed for seniors
- Flexible room dividers to accommodate different activities simultaneously

LEAST IMPORTANT

MOST IMPORTANT

05 SOCIAL SERVICES OFFICE

Resident Feedback:

- There is no Social Services office near the development

Opportunities:

- Provide educational and occupancy options
- Multi-lingual signage reflecting the development's diverse communities
- Private consultation rooms with sound insulation for confidentiality

LEAST IMPORTANT

MOST IMPORTANT

06 CAMPUS LAUNDRY

Resident Feedback:

- Most residents have small washers in their units
- Other residents use the local laundromat
- Existing laundry room is flooded and not operational

Opportunities:

- Energy efficient, commercial-grade washers and dryers
- Digital payment systems with multiple payment options
- Improved ventilation to manage heat and humidity

LEAST IMPORTANT

MOST IMPORTANT

ACTIVITY #3 | WHAT WOULD YOU LIKE TO SEE IN THE BUILDINGS AND APARTMENTS?

Green dot tallies from Workshop #1 show which development concepts resident prioritized



07 UPDATED KITCHEN

Resident Feedback:

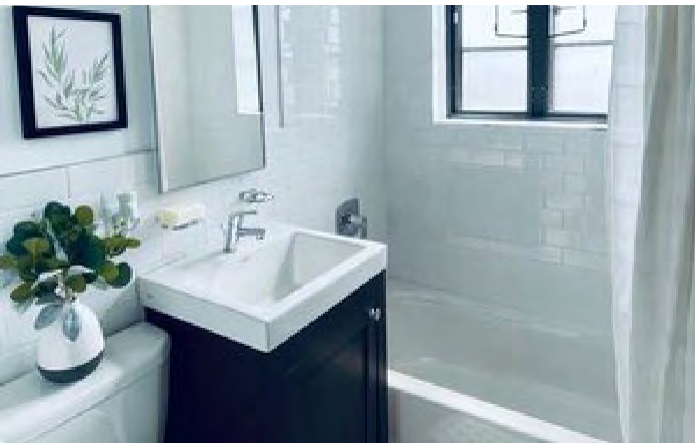
- Proper ventilation and exhaust needed in bathroom
- Kitchens are missing essential appliances and equipment
- Not enough counter-top space is provided
- Cabinetry needs to be updated

Site Opportunities:

- Provide energy efficient appliances
- Install durable materials
- Incorporate energy efficient appliances and outlets
- Provide outlets with USB charging ports

LEAST IMPORTANT

MOST IMPORTANT



08 RENOVATED BATHROOM

Resident Feedback:

- Proper ventilation and exhaust needed in bathroom
- There is no storage under sinks
- Plumbing fixtures need upgrades
- Floor, walls, and ceilings show peeling paint, cracks, and holes
- Piping exposed in ceiling above

Site Opportunities:

- Introduce built-in storage solutions to maximize space
- Provide code required ventilation
- Easy-access tub/shower combinations for aging in place
- Install water efficient plumbing fixtures

LEAST IMPORTANT

MOST IMPORTANT



09 WELCOMING ENTRY

Resident Feedback:

- Existing facade brickwork needs additional maintenance
- Facade contains no building insulation
- Lighting is dim near entrances and lobby
- Door hardware is often broken

Site Opportunities:

- Improve durable flooring that can withstand high traffic
- Include security features such as upgraded door hardware, windows for visibility, and camera coverage
- Update light fixtures for safety and creating a welcoming entry

LEAST IMPORTANT

MOST IMPORTANT

10 INTERIOR SIGNAGE

Resident Feedback:

- Existing signage is limited and outdated
- Residents and visitors have difficulty in circulating in buildings
- Present announcements to residents are low tech and often not effective

Site Opportunities:

- Clear and consistent signage throughout common areas
- Update egress signage to be code compliant
- Digitize announcements to reach all residents

LEAST IMPORTANT

MOST IMPORTANT

11 COMMUNITY PROGRAMMING

Resident Feedback:

- Development is in need of more multi-generational and multicultural programs
- Programs are generally accommodate young children
- The current center does not prioritize resident use

Site Opportunities:

- Expand community center to include adult programs
- Add Spanish and Haitian Creole activities for all residents
- Provide teenage-focused activities and maker spaces
- Outdoor connection for expanded programming

LEAST IMPORTANT

MOST IMPORTANT

12 TRASH & RECYCLING ROOM

Resident Feedback:

- Development does not encourage recycling
- Trash chutes buildings are too small and often overflow
- Trash cans around development are small and impractical
- Disposing of trash outside is difficult for senior residents

Site Opportunities:

- Redesigned trash collection areas with improved accessibility
- Replace trash cans with larger bins to sustain number of occupied units
- Enhanced lighting in trash disposal areas

LEAST IMPORTANT

MOST IMPORTANT



4. EXISTING CONDITIONS

APARTMENTS

**COMMON AREAS &
PROGRAMS**

SITES & GROUNDS

BUILDING SYSTEMS

EXISTING CONDITIONS | APARTMENTS

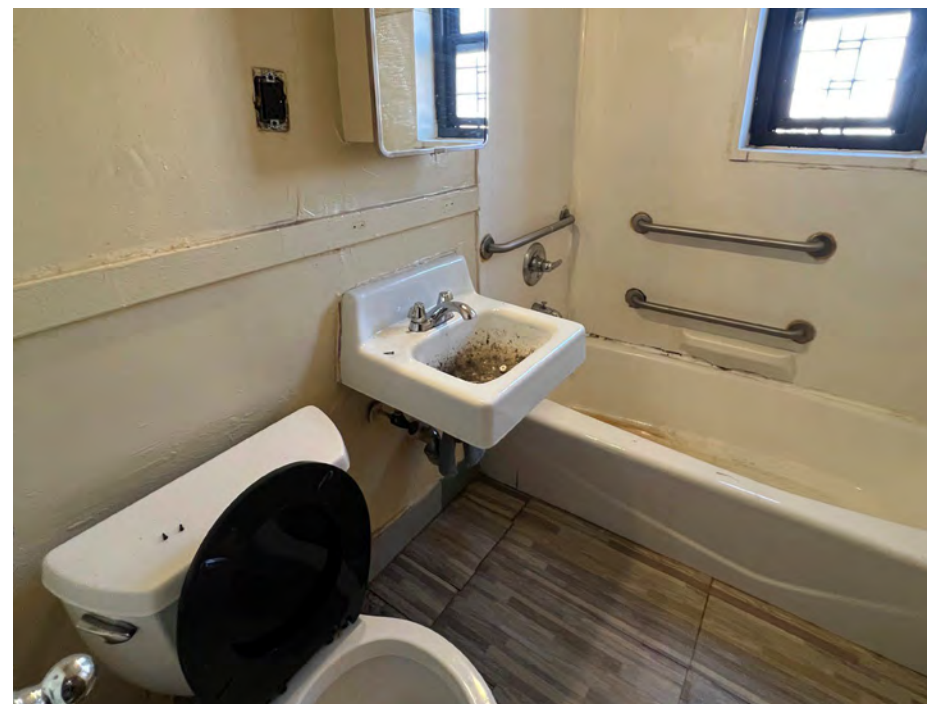
- The apartments range in size from a **Studio to 4-Br**, with similar layouts across the buildings.
- Most apartments are **not code-compliant** - fire safety, ADA accessibility, and generally have **deteriorating conditions**.
- All units require **significant renovations** including flooring replacement, wall and ceiling repairs, new bathroom and kitchen fixtures, better storage, window upgrades, and ADA accessibility improvements.
- The original steam convectors in the apartments **lack temperature controls** and are in poor condition, requiring replacement along with new piping and digital control systems.
- **There is no centralized heating or cooling system in the units.**
- **Additional inspections** will be needed to fully assess conditions.



Kitchen



Bedroom



Bathroom



Multiple layers of damaged tile

EXISTING CONDITIONS | COMMON AREA & PROGRAMS

- **Building lobbies and hallways** are poorly lit and lack clear signage system, and do not meet **code-requirements**.
- Existing **recessed mailboxes** do not comply with USPS standards. Buildings **lack a designated area** for package storage.
- Each building has 2 elevators. The **elevators are relatively small** and need confirmation of ADA compliance.
- Each floor includes a **trash chute** in the hallway, which is not code compliant. There are **no designated areas for cardboard or recycling storage** within the building.
- Ramp access is challenging to use with **dim lighting and many turns**.
- **Community facilities are in need of repair** and replacement of fixtures to best serve the tenants.



A typical building entrance



Existing ramps are dimly lit



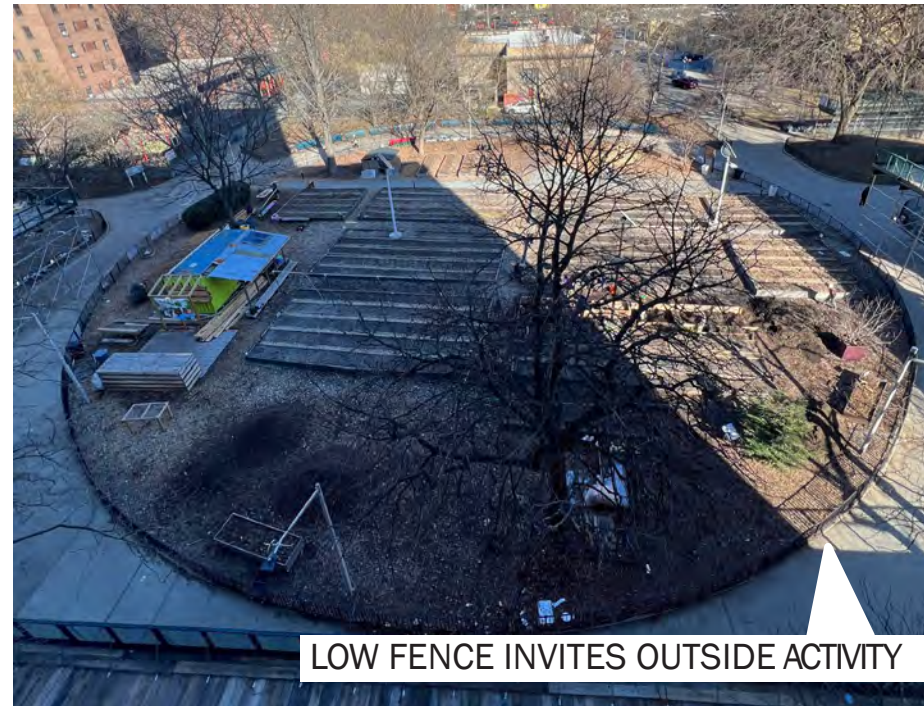
Typical building entrance lobby



Community cooling center

EXISTING CONDITIONS | SITES & GROUNDS

- The **community garden** operated by the Green City Force is beloved, but requires better fencing and seating.
- Four **existing playgrounds** and a **basketball court** within the development are limited to young children activities and are underutilized year round.
- Too many **tall trees** and **minimal low-level planting** exists.
- **Limited shaded seating and low fencing** restrict tenant access to open green spaces that are primarily used by pets.
- **Limited seating options and table areas, no senior-designated or communal seating.** Not enough seating along pathways and green spaces.
- No **proper lighting infrastructure.** Only dim entrance lighting and unsafe temporary bulbs create security concerns.
- **Existing capital projects** exist for facade and roof replacement, as well as waste yard renovation.



Howard Houses Community Garden and Eco-Hub

LOW FENCE INVITES OUTSIDE ACTIVITY



One of four playgrounds on the development

SIMILAR ACTIVITIES ACROSS ALL FOUR PLAYGROUNDS



Landscape requires improvement and periodic maintenance

NO PERENNIALS OR LOW LANDSCAPING



Existing seating with game tables located next to fenced off open space

TREES NEED MAINTENANCE

EXISTING CONDITIONS | BUILDING SYSTEMS

- **Central boilers and associated piping** are old, and requires replacement. Additionally, these **do not provide residents to control temperatures** in the apartments.
- Each building has a **mechanical room** that controls the steam system and collects condensed water for reuse.
- **Plumbing and Sanitary Piping** throughout the building is old and deteriorating.
- Existing **electrical systems and wiring** are old and will likely not be able to hold any increased loads in the future.
- There is currently **no fire-protection and smoke and carbon detector system**, leaving the development at risk of fire.
- There is an existing **Solar Panel** vendor @ Howard Houses.



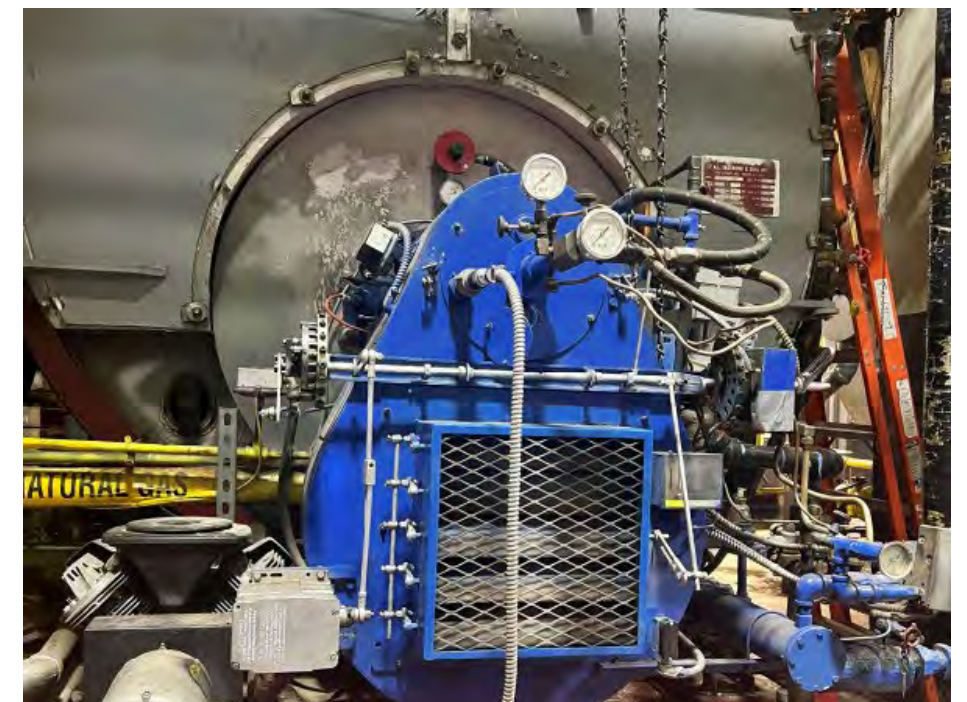
There is one 1,600 gallons capacity boiler feed tank



Zone control valves control the steam to each building, and are in good condition



Exhaust fans are noted to be new and in good condition



Boilers are approximately 34 years old and in fair condition with periodic maintenance



5. PACT REHABILITATION RECOMMENDATIONS

APARTMENTS

**COMMON AREAS &
PROGRAMS**

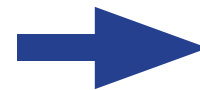
SITES & GROUNDS

BUILDING SYSTEMS

EXISTING BUILDINGS &
SITE ANALYSIS

+

COMMUNITY ENGAGEMENT
FEEDBACK



RECOMMENDATIONS

APARTMENTS

COMMON AREAS &
PROGRAMS

SITES &
GROUNDS

BUILDING
SYSTEMS

RECOMMENDATIONS | APARTMENTS



WALLS & DOORS



NEW KITCHEN AND BATHROOM FINISHES



ACCESSIBILITY IMPROVEMENTS



NEW FLOORING AND FINISHES

- **Upgrade doors**, including handles and hinges.
- Seal all openings, including heating pipe openings, to **prevent pest entry**.
- Renovate all walls and floors with **new finishes**. Mold-inhibiting measures will be added where needed.
- **Replace windows** with high-performance double paned windows to maintain temperatures within apartments. **Window blinds and insect screens** should also be installed.
- **Install new cabinets** with solid hardwood and plywood to provide sufficient storage spaces, including in bathrooms.
- A small portion of the apartments will be made **accessible**, including **hand rails, walk-in showers and wider doors**.

RECOMMENDATIONS | BUILDING COMMON AREAS



NEW ELEVATORS



MAILROOMS & COMMON AREAS

- Provide **new elevators** with improved access for emergency medical services.
- Improve lobby entrances with new secure entry doors.
- Add **recycling rooms** where possible to integrate with the ongoing waste yard improvement project.
- Replace sprinkler heads as necessary.
- Install new fire alarm system and clear signage.
- Renovate the existing **Community Center**.



ENTRY DOORS



FACADE AND WINDOWS
EXISTING CAPITAL PROJECTS

RECOMMENDATIONS | SITES & GROUNDS



BENCHES AND SEATING



EDENWALD HOUSES
PLANTING AND GREEN INFRASTRUCTURE



FARRAGUT HOUSES
SIDEWALKS AND LIGHTING



MCKINLEY BASKETBALL COURT
BASKETBALL COURT IMPROVEMENTS

- Provide **seating with backs and armrests**, located under shaded structure or trees for comfortable outdoor space.
- Restore **game tables**, and add additional game tables for residents.
- **Renovate Basketball Court**, and provide seating around basketball court for gatherings.
- Remove low fencing around existing green areas and install a new fence around the community garden.
- Improvements to overall **site lighting** and **replace cameras** to ensure safety for residents and visitors.
- Design and construct **an area for planned social events**, especially for community events like Family Day.

RECOMMENDATIONS | BUILDING SYSTEMS



CENTRAL HEAT PUMP DOMESTIC HOT WATER HEATER



SOLAR PHOTOVOLTAIC ARRAY



Window Heat Pump at Woodside Houses

HEATING AND COOLING



EMERGENCY ELECTRICAL GENERATOR

- Provide apartment level or room level **zoning for heating and cooling systems.** **Window or wall-mounted heat pumps** will be installed to achieve this.
- Decommission and remove existing **boilers and steam systems.** This will provide space in former **boiler rooms** to become other amenities like laundry rooms or storage spaces.
- Upgrade mechanical ventilation such as **exhausts** in all apartments and common areas.
- Repair or replace all existing domestic water serve and **plumbing**, with prioritization of repairs to existing piping.
- Upgrades existing **electrical service** to handle increased loads.
- Provide **emergency generator** for existing community center will be provided.

DISCUSSION

1. WHAT ARE THE IMPROVMENTS THAT YOU ARE MOST EXCITED ABOUT?

2. WHAT ELSE WOULD YOU LIKE TO SEE INCLUDED IN THE RECOMMENDATIONS?

3. OTHER THOUGHTS?